



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JANUARY 9, 2017

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. CALL TO ORDER: 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. DIRECTOR'S REPORT

- a. Presentation and discussion regarding development activity over the past year (application statistics, major project approvals, and regulation amendments), with particular focus on activity during the past three months.

E. REGULAR ITEMS

1. *Minutes of December 12, 2016*

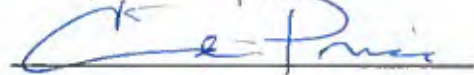
Consider approval of the minutes of the December 12, 2016, Planning and Zoning Commission Regular Session and Work Session.

2. *SP16-0001 – River Walk Farmers Market and Splash Pad*

Consider a request for a Site Plan to develop a farmers market and splash pad. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Jan. 5, 2017, at 11:45 AM, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH DAY OF DECEMBER, 2016, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session and work session with the following members present:

Claudio Forest	Chair
Perfecto Solis	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Doug Powell	Executive Director, Development Services
Gary Sims	Executive Director, Community Services
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Chuck Jennings	Director of Parks and Recreation
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

Paul Stone, 709 Lake Bluff, Flower Mound
- D. REGULAR ITEMS**

1. Consider approval of the minutes of the November 14, 2016, Planning and Zoning Commission Regular Session and Work Session.

Commission Deliberation

Commissioner McCall moved to approve the November 14, 2016, minutes as presented. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

2. Public Hearing to consider a request for a Replat (RP16-0027 – CMP Family Addition, Lots 2R, 3, and 4, Block A) to create three residential lots. The property is generally located north of Kensington Court and east of Scenic Drive.

Staff Presentation

Richard Brown, Senior Planner

In Favor –

Donald Gilmore, 5300 Kensington Court, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0027 – CMP Family Addition, Lots 2R, 3, and 4, Block A. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

3. Consider a request for a Site Plan (SP16-0018 – Lakeside Office Building) to develop an office building. The property is generally located at the southeast corner of Lakeside Parkway and Long Prairie Road.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Vice Chair Solis moved to approve SP16-0018 – Lakeside Office Building. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commissioner Ruthrauff recused himself from Item 4 and left Council Chambers.

4. Public Hearing to consider a request for a Development Plan (DP16-0003 – Bradford Park) to develop a residential subdivision, with an exception to Section 90-423, "Underground utilities," of the Code of Ordinances. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jay Volk, J. Volk Consulting, Inc.

In Favor – None

In Opposition –

Jim Engel, 5110 Bayberry, Flower Mound

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of DP16-0003 – Bradford Park, and requested exception. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 5-0.

Commissioner Ruthrauff returned to Council Chambers.

5. **Public Hearing to consider a request for a Specific Use Permit No. 448 (SUP16-0013 - Enterprise Storage) to permit a mini-warehouse facility, with an exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located west of Enterprise Drive and north of Long Prairie Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Dee Baron, Texas Land Planning & Management Services, Trophy Club

In Favor –

Paul Stone, 709 Lake Bluff, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of SUP16-0013 – Enterprise Storage, and requested exception. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

- 6. Public Hearing to consider a request for a Specific Use Permit No. 445 (SUP16-0003 – River Walk Amphitheater and Splash Pad) to permit an outdoor amusement and recreation use. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.**
- 7. Consider a request for a Site Plan (SP16-0009 – River Walk Amphitheater) to develop an outdoor amusement and recreation building. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Bobby Dollak, G&A Consultants

In Favor –

Paul Stone, 709 Lake Bluff, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation (SUP16-0003)

Vice Chair Solis moved to recommend approval of SUP16-0003 – River Walk Amphitheater and Splash Pad. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SUP16-0003)

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0009)

Vice Chair Solis moved to recommend approval of SP16-0009 – River Walk Amphitheater. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP16-0009)

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

8. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0014 – Specific Plan Areas) to delete Section 3, Specific Plans, in its entirety and to amend Section 1, Land Use Plan, by removing the summary description of Specific Plan Areas and by adopting a revised Land Use Map which replaces the white SPA boundary overlays with colors of the existing land use designations.

Staff Presentation

Doug Powell, Executive Director

In Favor –

Paul Stone, 709 Lake Bluff, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Dillon moved to recommend approval of MPA16-0014 – Specific Plan Areas. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

E. ADJOURNMENT – REGULAR SESSION: 8:27 P.M.

Chair Forest called for a 5-minute break.

i. CALL TO ORDER – WORK SESSION: 8:36 P.M.

- a. **Presentation and discussion regarding proposed updates to Section 5.0, Parks and Trails Plan, of the Town's Master Plan.**

Presenters

Chuck Jennings, Director of Parks and Recreation
Mike Svetz, Pros Consulting, Inc.

The work session was closed at 10:18 p.m.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: January 9, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP16-0001 - River Walk Farmers Market & Splash Pad) to develop a farmers market and splash pad. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a splash pad and farmer's market within the Town Center sub-district (TC) of The River Walk at Central Park. The subject property is 3.672 acres and is located just north of the restaurant row and south of the amphitheater.

Per the approved development standards for The River Walk at Central Park, the proposed splash pad use best fits under amusement and recreation (outdoors) which requires Town Council approval of an SUP. On December 19, 2016, the Town Council approved Specific Use Permit-445 (SUP16-0003) for the River Walk Amphitheater and Splash Pad. The farmer's market is a permitted use in the TC sub-district.

The farmer's market consists of three buildings totaling approximately 6,450 square feet of indoor space for vendors to sell their produce/products. The buildings are arranged around a courtyard where additional vendors will have an opportunity to set up stands. A garage has been proposed at the bottom portion of the northeast building to store electronic patrol vehicles. A meandering emergency access separates the farmer's market and the splash pad area. There is a drop off area along River Walk Drive for loading and unloading purposes.

The landscape plans depict trees, enhanced landscaping, and spray fountains. The architecture, building materials and colors of the farmer's market comply

with The River Walk development standards and complement the amphitheater and the restaurant row.

The parking for the proposed use is incorporated into the overall parking computation for the River Walk at Central Park development. An updated parking analysis was presented at the Town Council and Planning and Zoning Commission Joint Work Session on October 20, 2016.

On August 4, 2008, the Town Council established The River Walk at Central Park Central Business District (CBD), which included unique development standards, zoning sub-districts, design standards, parking requirements, sign regulations, street sections and concept plans. On January 15, 2015, the Town Council approved several amendments to The River Walk at Central Park CBD development standards and concept plans. The location of the farmer's market and splash pad is consistent with the approved land use plan for The River Walk at Central Park.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

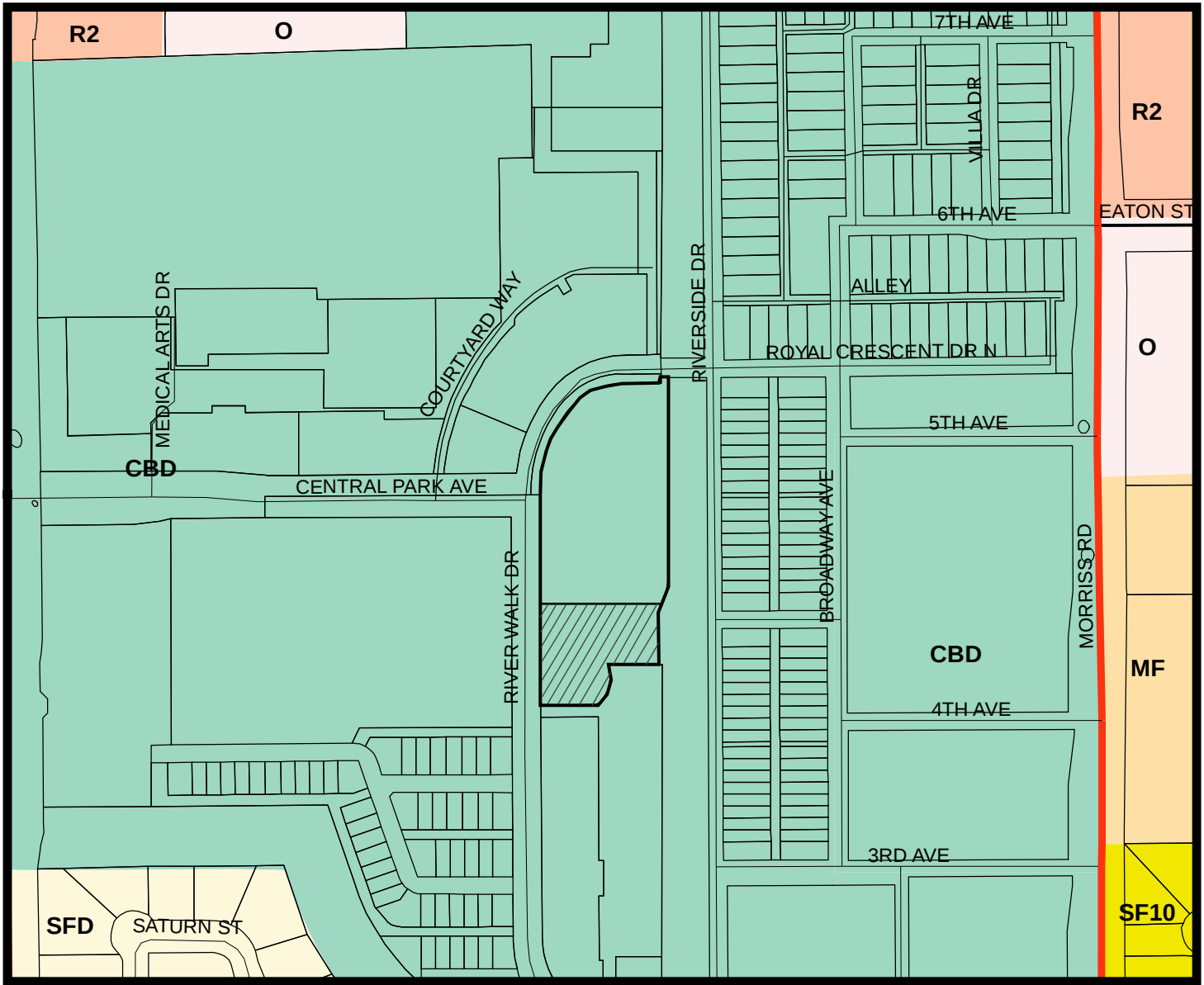
B. Application Details

1. Site Plan Package



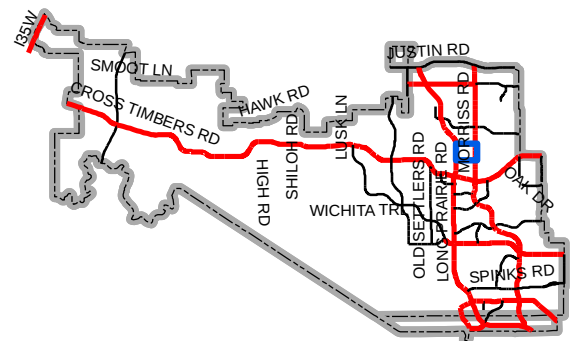
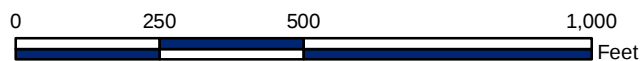
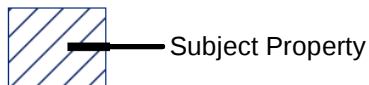
Vicinity Map

Reference Project: SP16-0001



LEGEND

- Central Business District
- Multi-Family
- Office
- Retail 2
- Single Family 10
- Single Family Density



Map Location



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

January 18, 2016

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: River Walk Farmers Market & Splash Pad– Site Plan Application
G&A Job Number 15221**

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Site Plan Application for the River Walk Farmers Market and Splash Pad. The property encompasses approximately 3.7 acres along the River Walk Channel.

To be consistent with the approved zoning concept plan, Farmers Market and Splash pad include three separate buildings and a splash pad area. The total square feet of Farmers Market and Splash Pad is just over 6,450 of indoor space. The Farmers Market will serve as a place where vendors will be able to sell their wares in a pedestrian friendly location. With the Splash Pad acting as an area where people will be able to enjoy playing in spray fountains near the River Walk Channel.

Farmers Market and Splash Pad will have emergency access by a meandering drive which travels south and north and a drop off and loading/unloading area along River Walk Drive.

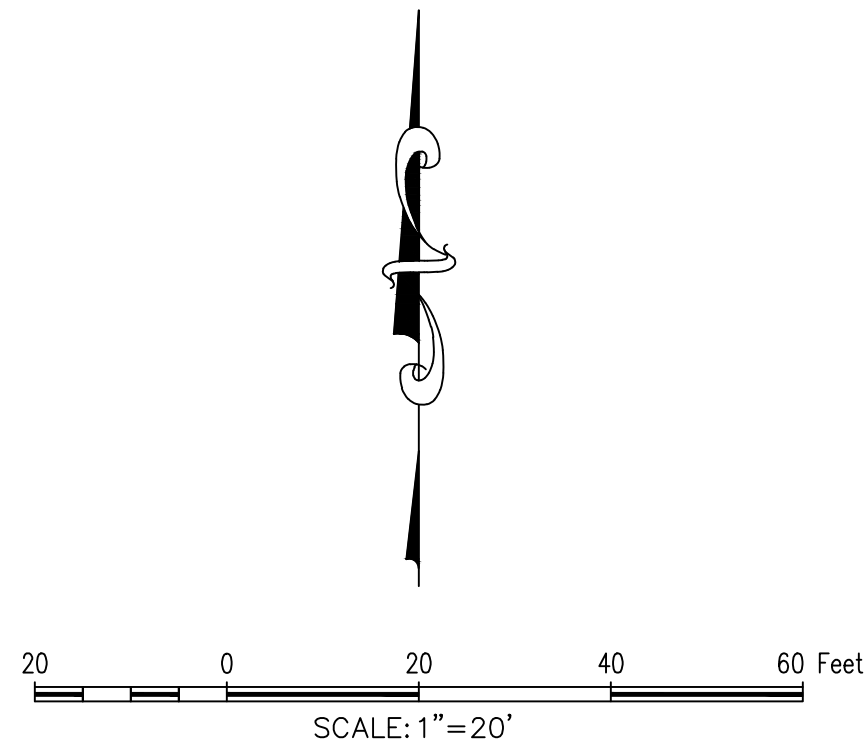
We are honored to be part of the design team for this incredible farmers market for Flower Mound. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Duval'.

Michael Duval, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Jack Dawson, CTMGT River Walk, LLC.



Parking	
Existing/Approved Parking	291
Future	105
Total	396

A rectangular stamp with a double border, tilted at an angle. The text inside reads: "REVIEWED" in large bold letters, followed by "TOWN OF FLOWER MOUND" and "Released for Construction". There is a line for "Date" and a line for the signature "Town of Flower Mound Engineering Services".

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
7. REFER TO SHEET C5 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
8. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
9. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
10. ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVISE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVISE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN FACADES OF BUILDINGS. SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.

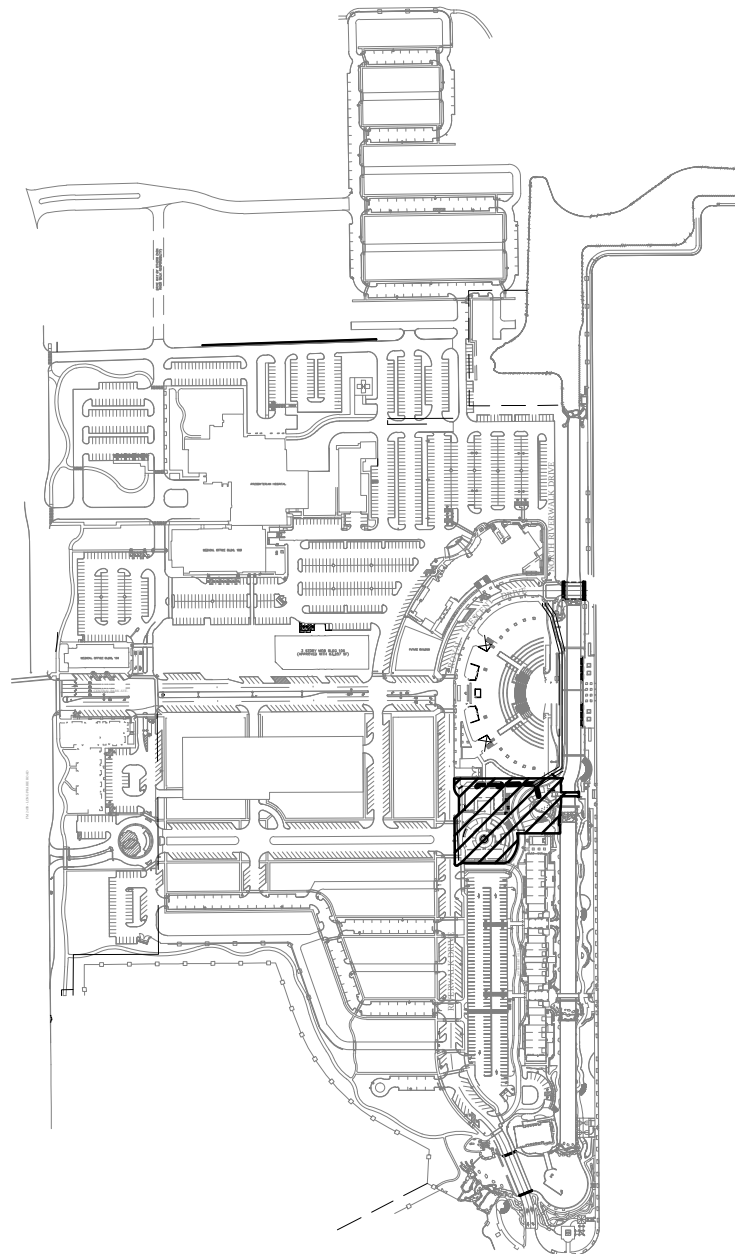
SITE DATA TABLE – FARMERS MARKET/SPLASH PAD	
Physical Address	TBD
Gross Site Area	3.672 A; 159,943 SF
Net Site Area	3.672 A; 159,943 SF
Sub-District	Sub-District "A"
Current Use	Vacant Property
Lot Coverage	
Building Coverage	
Building 1	3,950 SF; ±2.4%
Building 2	2,500 SF; ±1.6%
Impervious Coverage	±75%
Pervious Area	±25%
Parking Summary – TRWCP # or Town □ Existing Parking within 500 ft = approximately 396 spaces.	
Building 1 Data	
Height Zone	One-Two Story
Height (story/feet)	1 Story, 30' 0"
Peak Height	23' 2"
Mean Height	20' 5"
Total Square Footage	3,950 SF
Building 2 Data	
Height Zone	One-Two Story
Height (story/feet)	1 Story, 30' 0"
Peak Height	23' 2"
Mean Height	21' 5"
Total Square Footage	2,500 SF

TBM - "□" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE
MEDIAN NOSE ON EATON DRIVE; EAST OF MORRIS ROAD
ELEV. 576.15

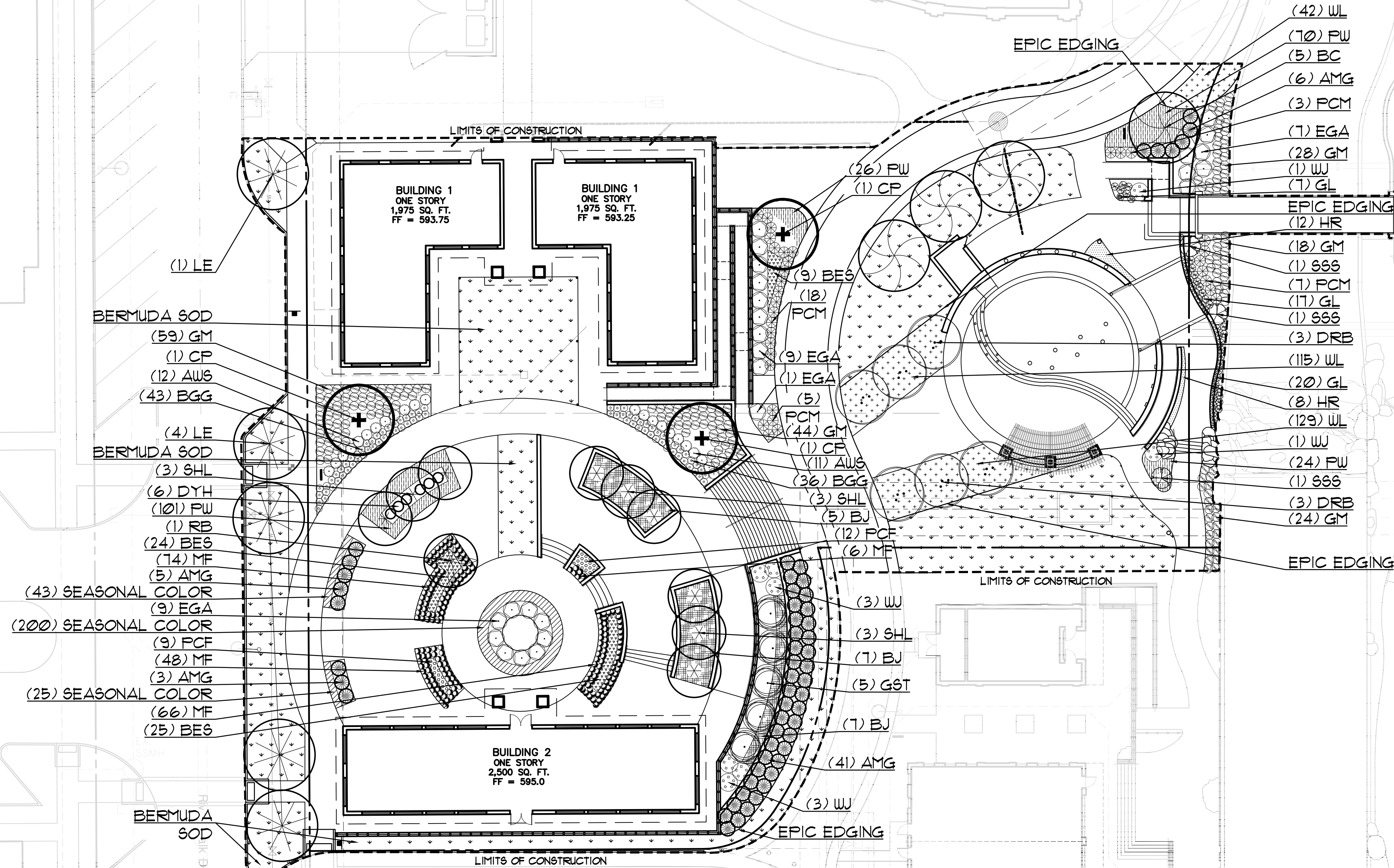


SCALE: 1"=20'

LOCATOR MAP



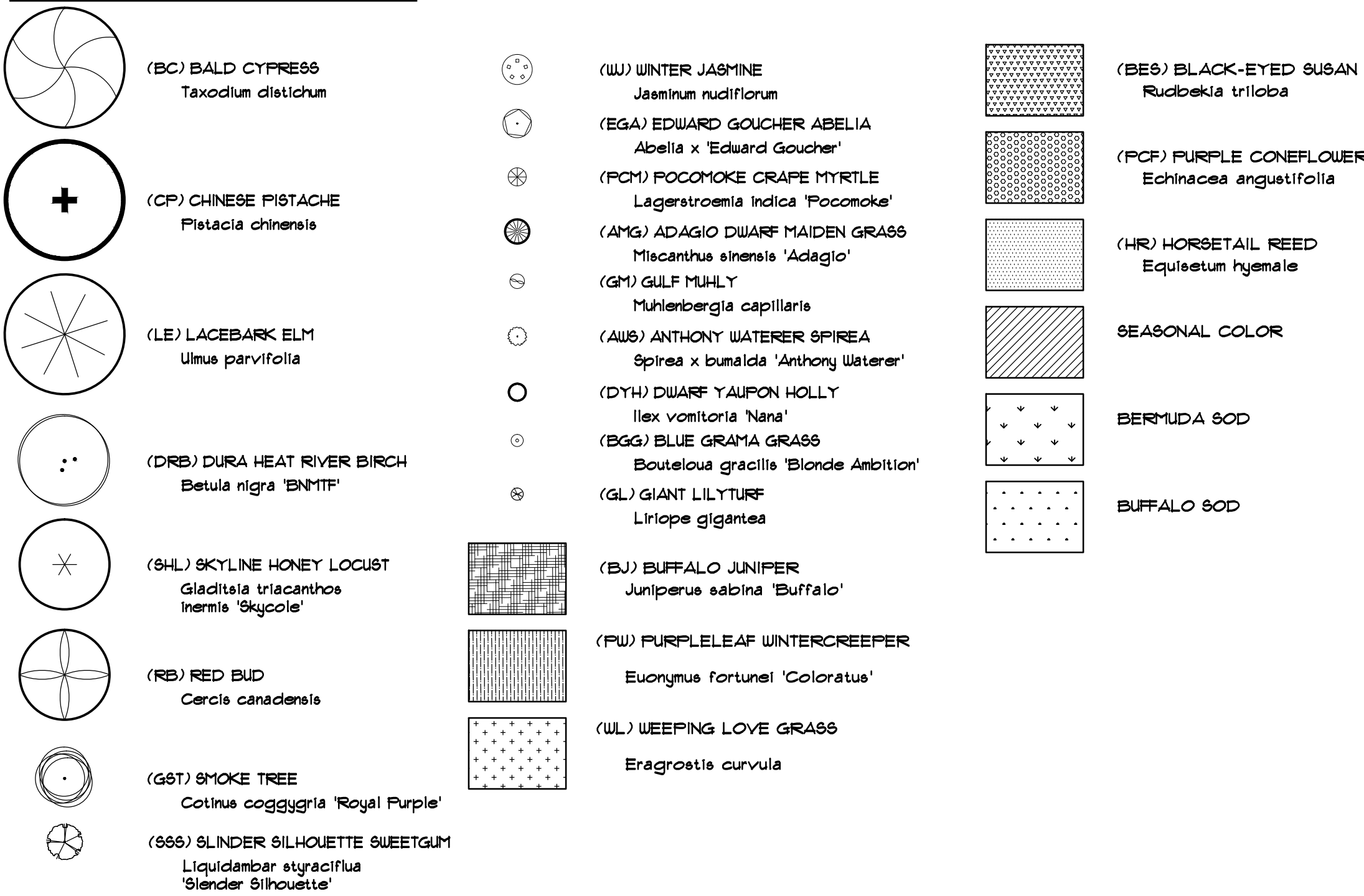
SCALE - 1:500



PLANT LIST

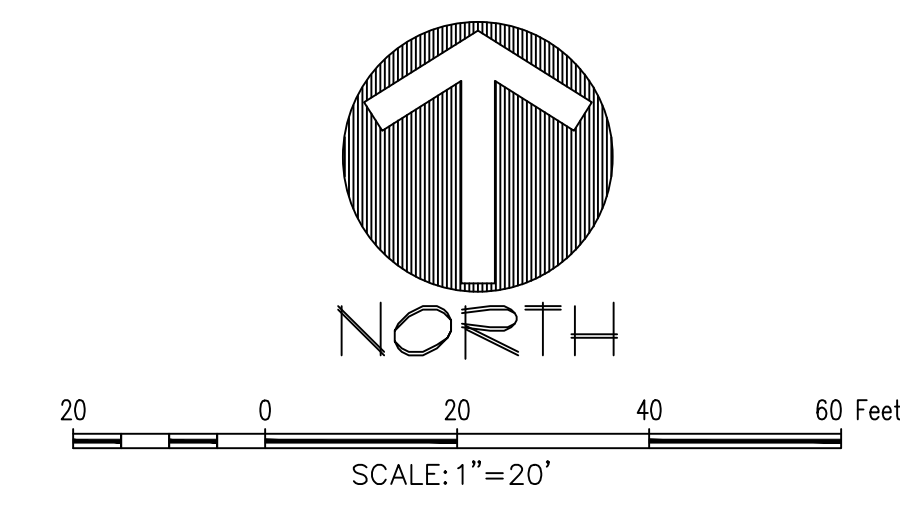
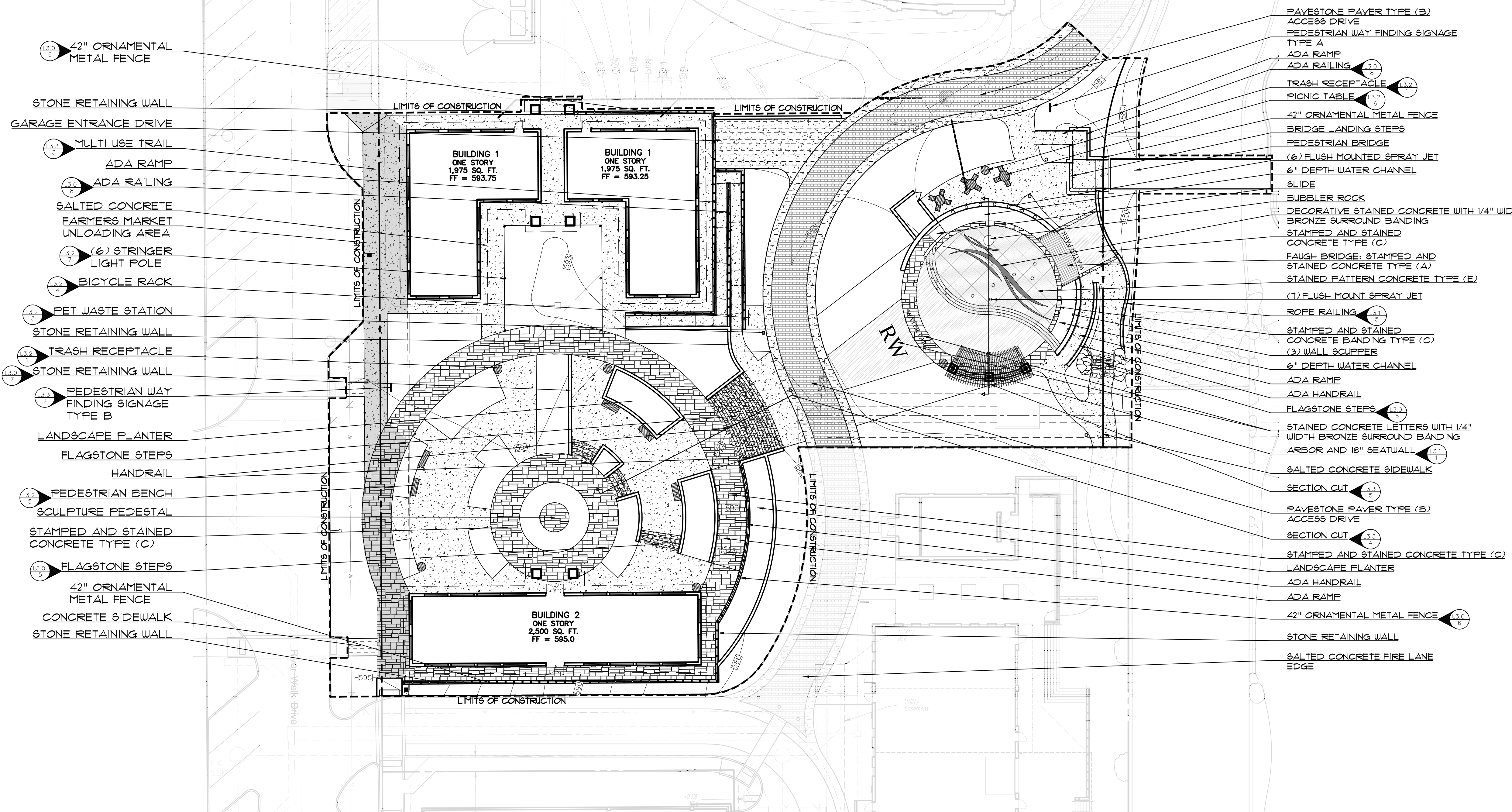
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
5	LACEBARK ELM	Ulmus parvifolia	6"	10'-12'	Per Plan	Single Trunk
3	CHINESE PISTACHE	Pistacia chinensis	3"	10'-12'	Per Plan	Single Trunk
5	BALD CYPRESS	Taxodium distichum	3"	10'-12'	Per Plan	Single Trunk
9	SKYLINE HONEY LOCUST	Gleditsia triacanthos inermis 'Skycole'	3"	10'-12'	Per Plan	Single Trunk
6	DURA HEAT RIVER BIRCH	Betula nigra 'BNMTF'	3"	10'-12'	Per Plan	Multi Trunk
1	RED BUD	Cercis canadensis	3" cal.	8'-10'	Per Plan	Multi Trunk
5	SMOKE TREE	Cotinus coggygria 'Royal Purple'	30gal.	7'-8'	Per Plan	Multi Trunk
3	SLENDER SWEETGUM	Taxodium distichum Skyward P.P. #22312	30gal.	6'-8'	Per Plan	Single Trunk
26	EDWARD GOUCHER ABELIA	Abelia x 'Edward Goucher'	5gal.	30"	42"	Full
55	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	5gal.	30"	42"	Full
8	WINTER JASMINE	Jasminum nudiflorum	5gal.	30"	Per Plan	Full
6	DWARF YAUPOH HOLLY	Ilex vomitoria 'Nana'	3gal.	24"	3'-0"	Full
23	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	3gal.	24"	3'-0"	Full
33	POCOCOKE CRAPE MYRTLE	Lagerstroemia indica 'Pococoke'	5gal.	30"	3'-0"	Full
163	PINK MUHLY	Muhlenbergia capillaris	3gal.	18"	3'-0"	Full
20	HORSETAIL REED	Equisetum hyemale	1gal.	12"	12"	Full
79	BLUE GRAMA GRASS	Bouteloua gracilis	1gal.	12"	12"	Full
286	WEeping LOVE GRASS	Chasmanthium latifolium	1gal.	12"	24"	Full
44	GIANT LILYTURF	Liriope gigantea	1gal.	12"	2'	Full
69	PURPLE WINTER CREEPER	Euonymus fortunei 'Coloratus'	1gal.	6"	12"	Full
194	MEXICAN FEATHER GRASS	Nassella tenuissima	3gal.	18"	3'-0"	Full
19	BUFFALO JUNIFER	Juniperus sabina 'Buffalo'	5gal.	30"	4'-0"	Full
21	PURPLE CONEFLOWER	Echinacea angustifolia	1gal.	9"	12"	Full
58	BLACK-EYED SUSAN	Rudbeckia triloba	1gal.	9"	12"	Full
68	SEASONAL COLOR		4"pot	4"-6"	12"	Full

PLANT LEGEND

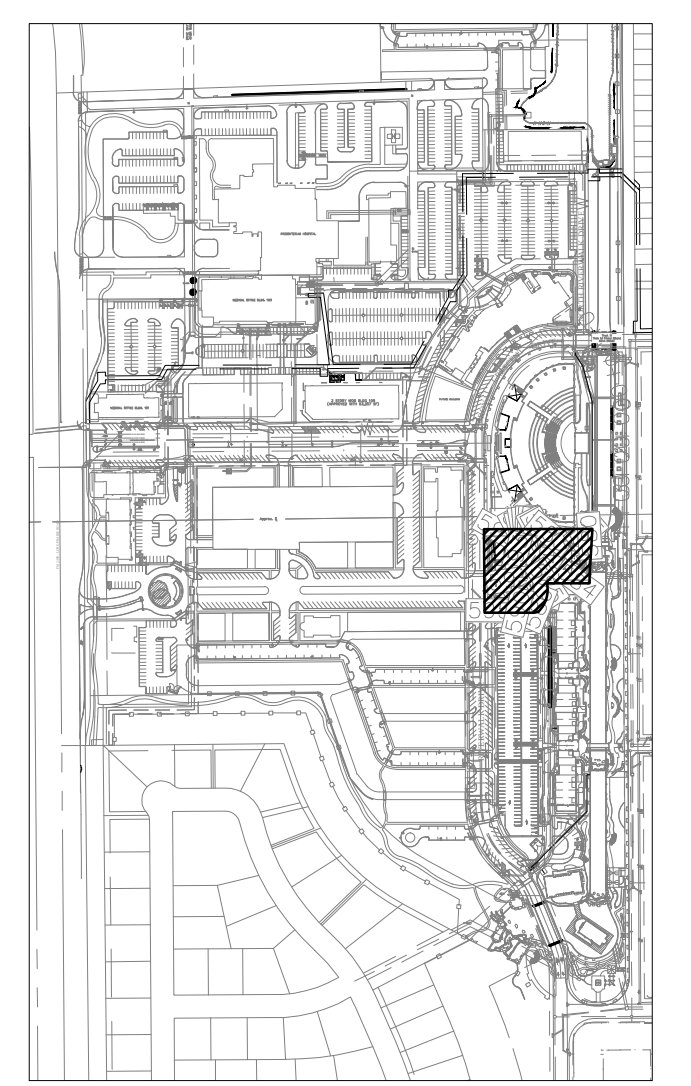


OWNER/DEVELOPER
MRW INVESTORS, INC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-882-7200
Contact: MR. JACK DAWSON





LOCATOR MAP



LEGEND

(A) STAMPED AND STAINED PATTERN CONCRETE 4" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. PATTERN: BOARD. COLOR: PECAN TAN (BASE COLOR), WALNUT (RELEASE COLOR) FINISHED WITH SEALER

(B) FAVЕСТONE - COBBLE-STONE/COMBO ON 6" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY COLOR: OAKS BLEND

(C) STAMPED AND STAINED PATTERN CONCRETE 4" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY PATTERN: ASHLAR SLATE - RUBSET (BASE COLOR), CHARCOAL (RELEASE COLOR) FINISHED WITH SEALER - OR MATCH STANDARD RIVER WALK CROSS WALK

(D) STAMPED AND STAINED PATTERN CONCRETE 4" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. PATTERN: ROCK TEXTURE, COLOR - SAND (BASE COLOR), AUTUMN BROWN (RELEASE COLOR) FINISHED WITH SEALER

(E) STAMPED AND STAINED PATTERN CONCRETE 4" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. PATTERN: 5"x5" ACID ETCHED COLOR- BONE/SAND

SALTED SIDEWALK AREA: 4" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.

PATTERNED CONCRETE OF DALLAS RICK BERNACKI PO BOX 292068 / 901 EAST HIGHWAY 121 LEWISVILLE TEXAS 75057 PHONE: 972.434.2501

RANDOM MIL SAP FLAGSTONE AS PER ALLIANCE MATERIALS

MULTI USE TRAIL: 5" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY. NOTE: WHERE THIS PATCH IS PRESENT THE MULTI USE TRAIL CONCRETE THICKNESS SHALL BE APPLIED AND TAKE PRECEDENT OVER ALL OTHER CONCRETE THICKNESS.

SALTED MULTI USE TRAIL: 5" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.

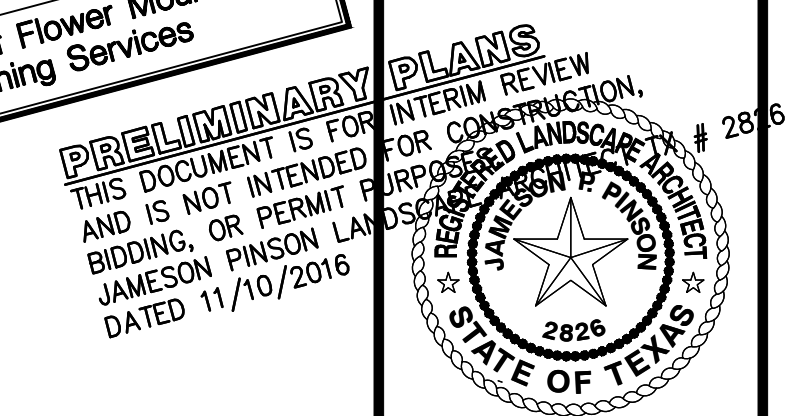
(C) STAMPED AND STAINED PATTERN CONCRETE 5 1/2" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY PATTERN: ASHLAR SLATE - RUBSET (BASE COLOR), CHARCOAL (RELEASE COLOR) FINISHED WITH SEALER - OR MATCH STANDARD RIVER WALK CROSS WALK

SALTED FIRE LANE EDGE 6" 3600 PSI SALTED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY.

NOTE: FOR ALTERNATE PAVEMENT MATERIAL ONLY SALTED CONCRETE

- For best results, use salt crystals 1/8 to 3/8 inch in size and press them into the surface to a depth about half of their diameter. Avoid producing indents larger than 1/4 inch.
- To achieve the most distinct salt imprint, give the concrete a smooth finish before applying the salt particles.
- Apply at a rate of 8 pounds per 100 s.f. The most important thing is to distribute the salt evenly across the surface, so make sure you have access to the entire slab.
- Start working the salt crystals into the concrete when the concrete is just beginning to set.
- When washing the salt away after 24-36 hours, remove all traces to prevent surface discoloration.
- Don't apply sealer until the concrete surface and the small recesses left behind by the salt dry out completely.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services



OWNER/DEVELOPER
MRW INVESTORS, INC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-882-7200
Contact: MR. JACK DAWSON

THE RIVERWALK
AT CENTRAL PARK

RIVER WALK FARMER'S MARKET &
SPLASH PAD
Lot 1XR, Block A
THE RIVER WALK AT CENTRAL PARK 1/2016
3.672 Acres
in the
TOWN OF FLOWER MOUND
J.T. STEWART SURVEY, ABSTRACT NO. 161
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

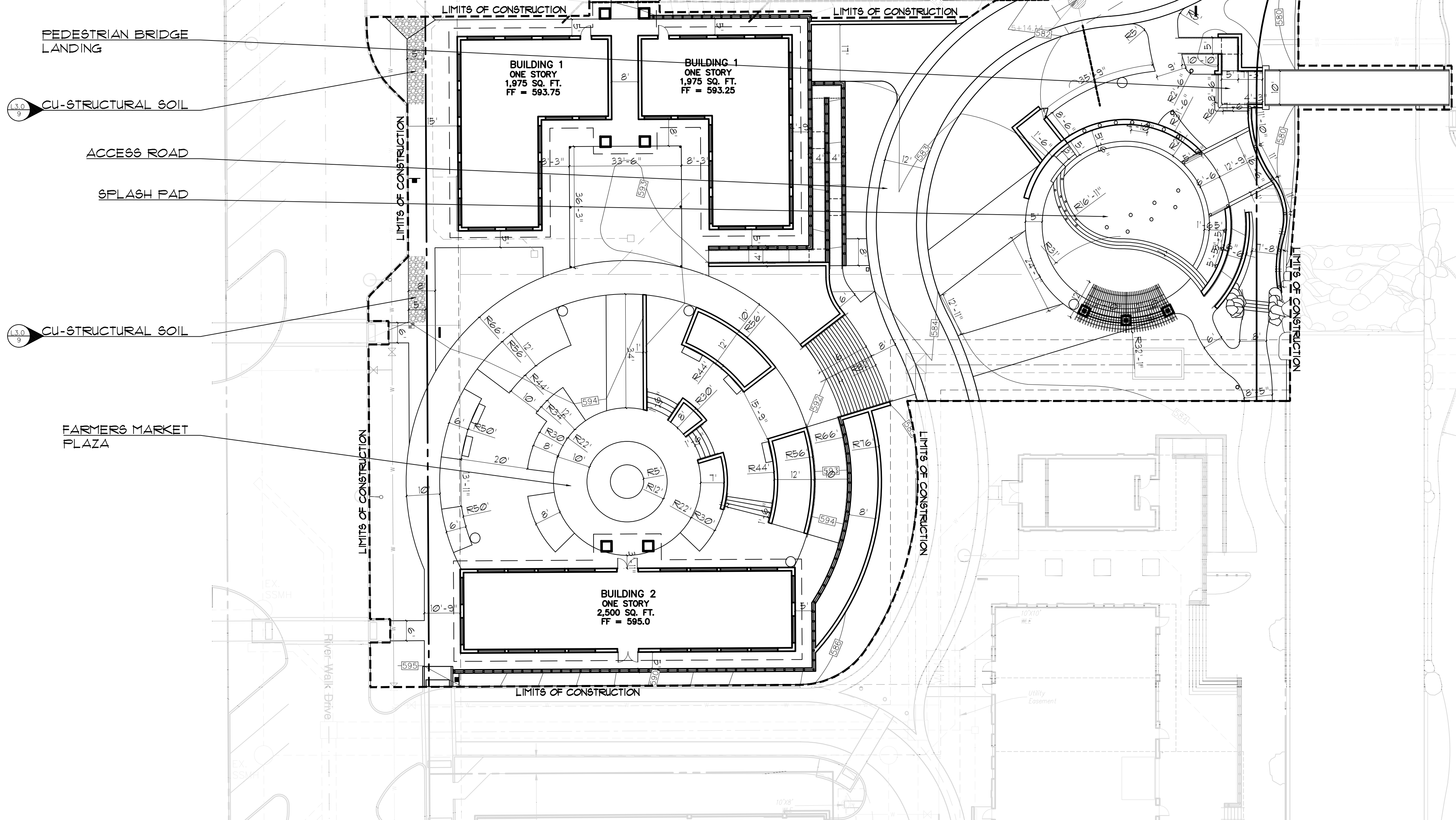
ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, L.L.C.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.538.9715

RIVER WALK FARMER'S MARKET & SPLASH PAD

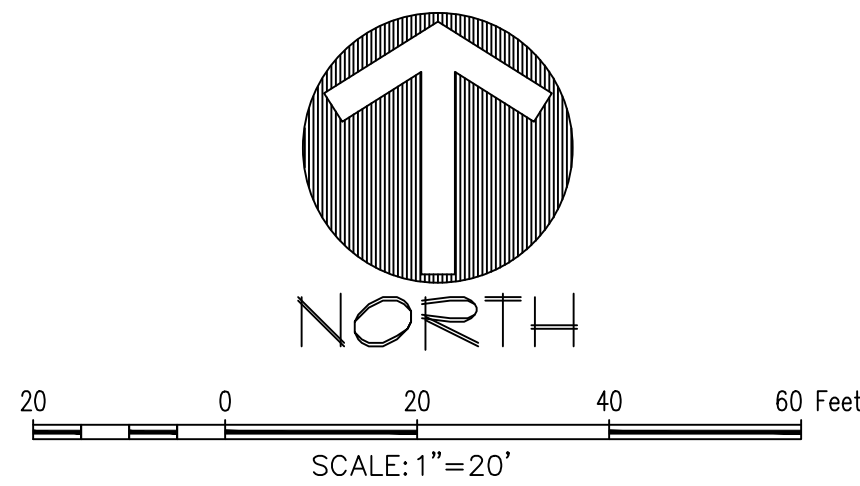
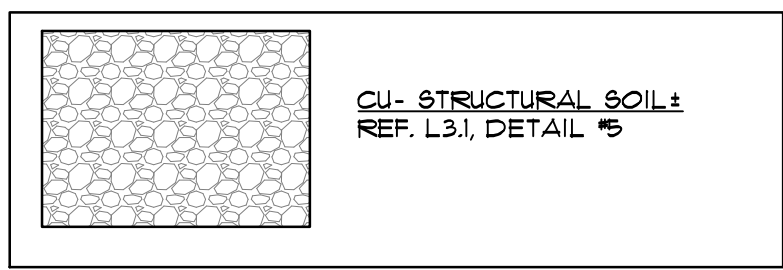
Drawn By: JPP
Date: 01/18/2016
Scale: #####
Revisions:
02/23/2016
11/10/2016

15221

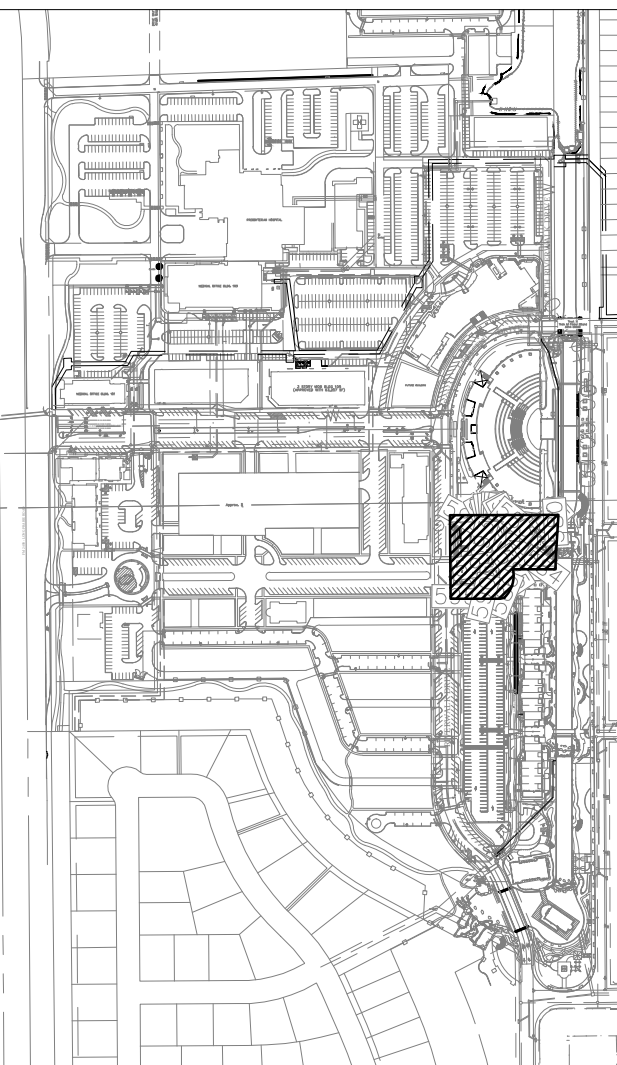
L2.0



LEGEND

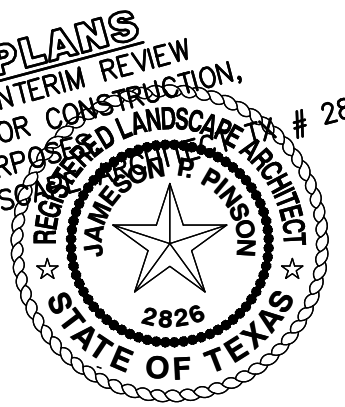


LOCATOR MAP



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE
JAMESON PINSON LANDSCAPE ARCHITECTURE
DATED 11/10/2016



Drawn By: JPP
Date: 01/18/2016
Scale: #####
Revisions:
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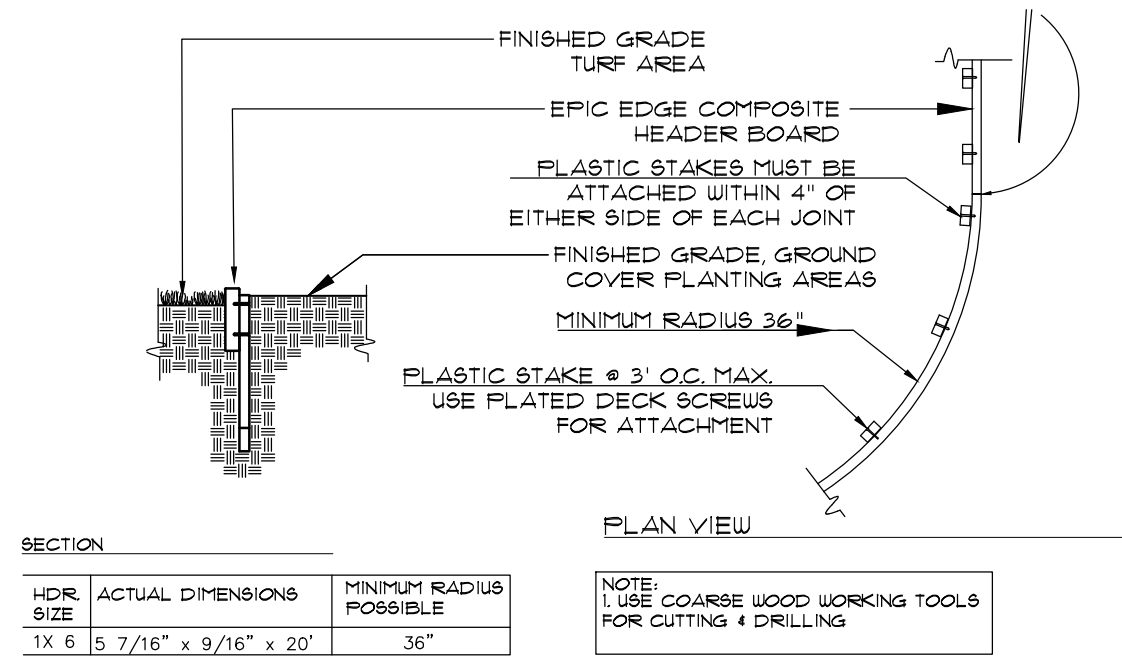
HARDSCAPE PLAN

RIVER WALK FARMER'S MARKET &
SPLASH PAD
Lot 1XR, Block A
THE RIVER WALK AT CENTRAL PARK 1/2016
3.672 Acres
in the
TOWN OF FLOWER MOUND
J.T. STEWART SURVEY, ABSTRACT NO. 1161
DENTON COUNTY, TEXAS

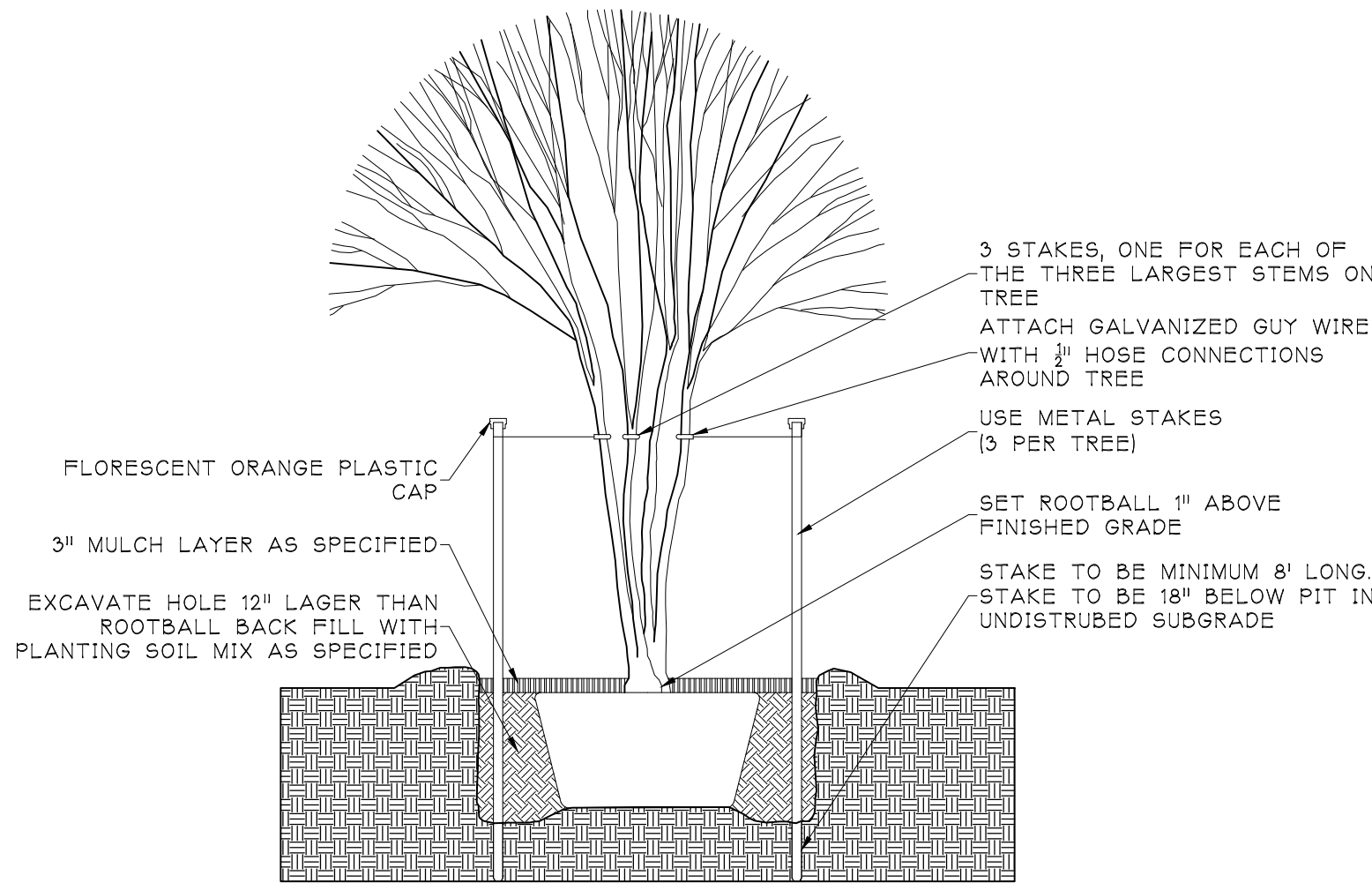
ENVIRONS GROUP
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111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.538.9715

15221

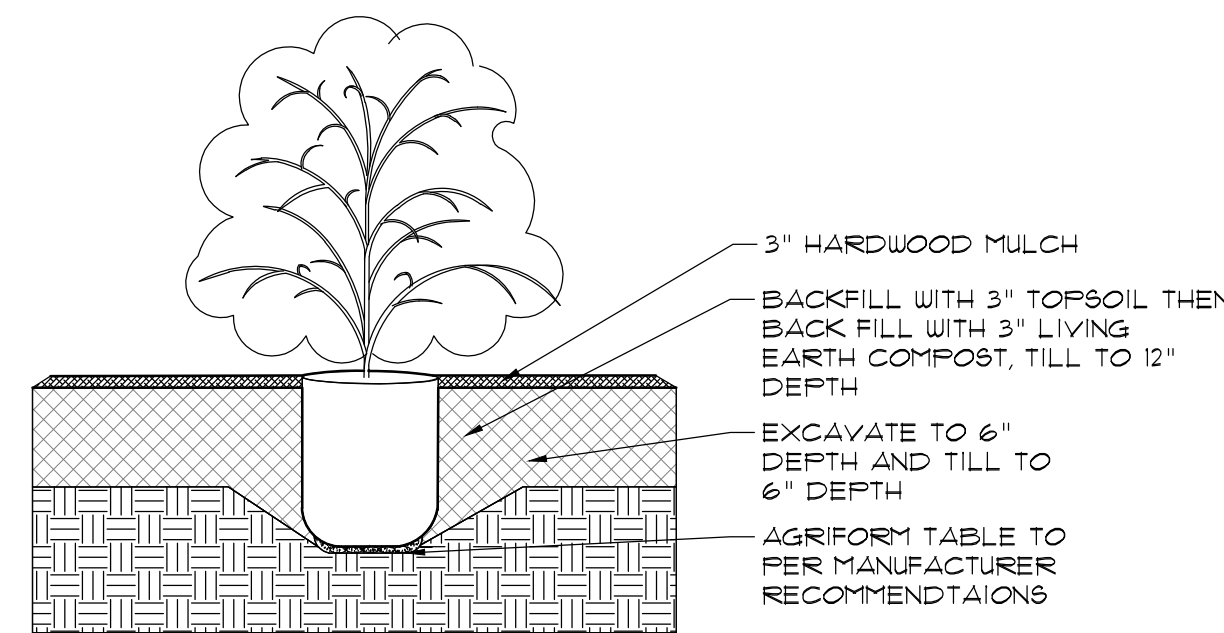
L2.1



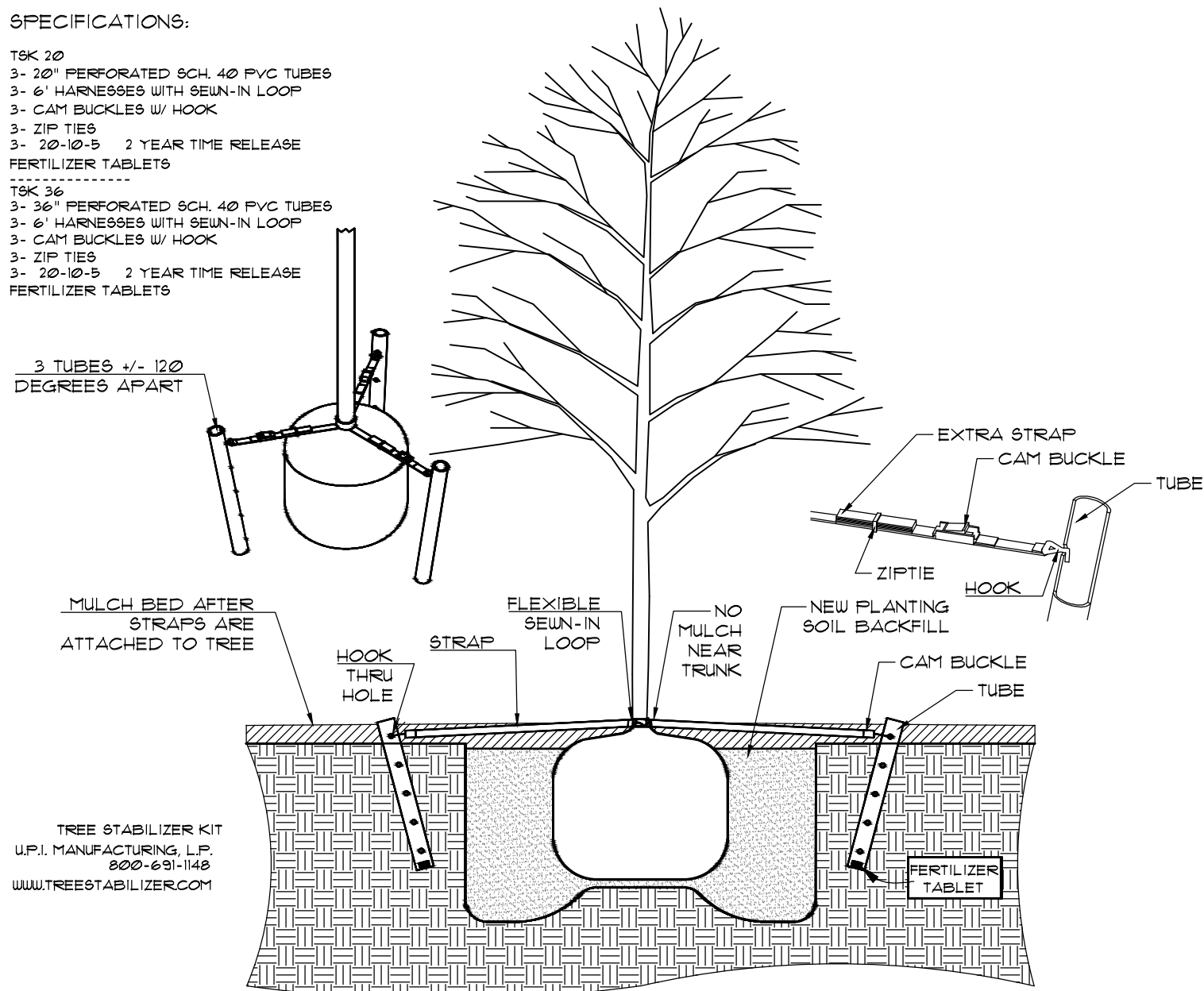
1 EPIC EDGE DETAIL
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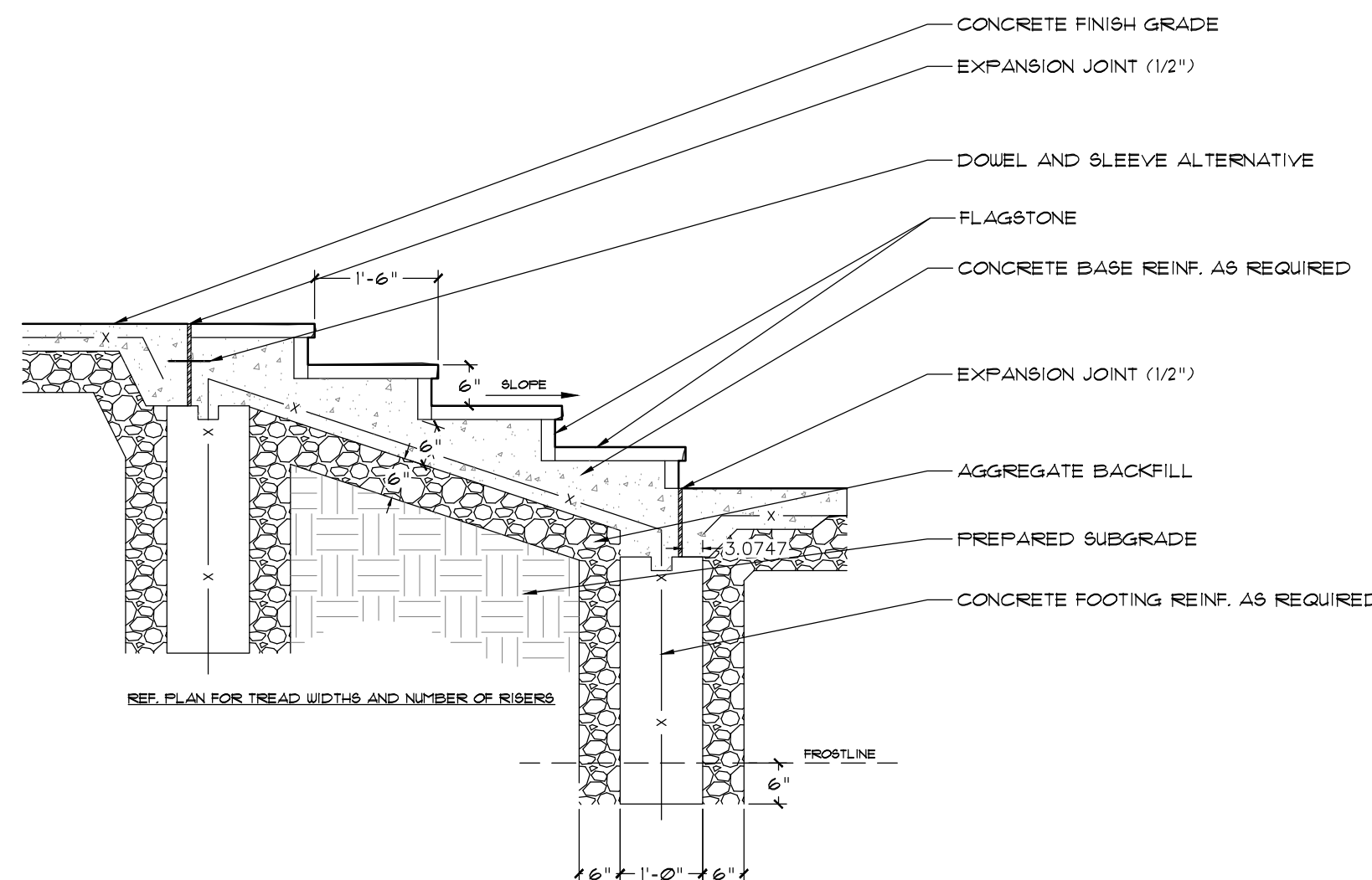
2 MULTI-TRUNK STAKING DETAIL
SCALE: NOT TO SCALE



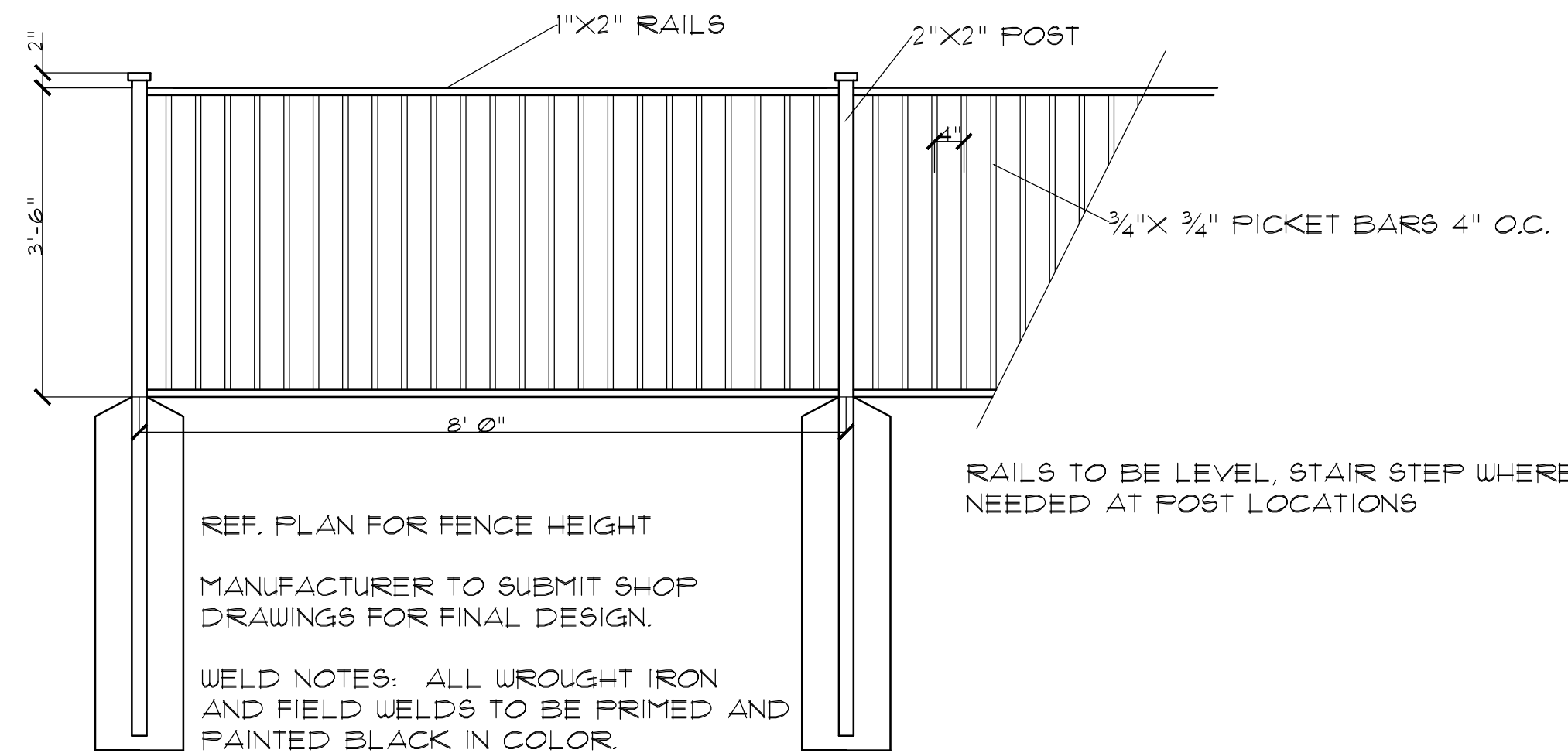
3 SHRUB DETAIL
SCALE: NOT TO SCALE



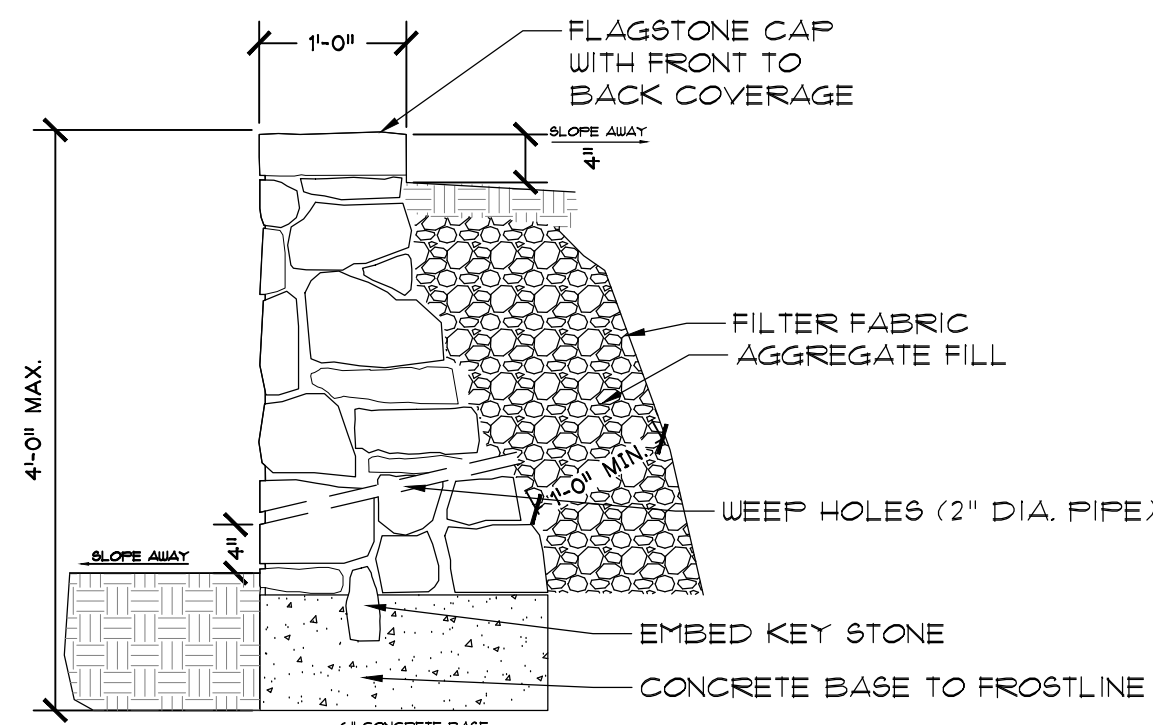
4 TREE STAKING DETAIL
SCALE: NOT TO SCALE



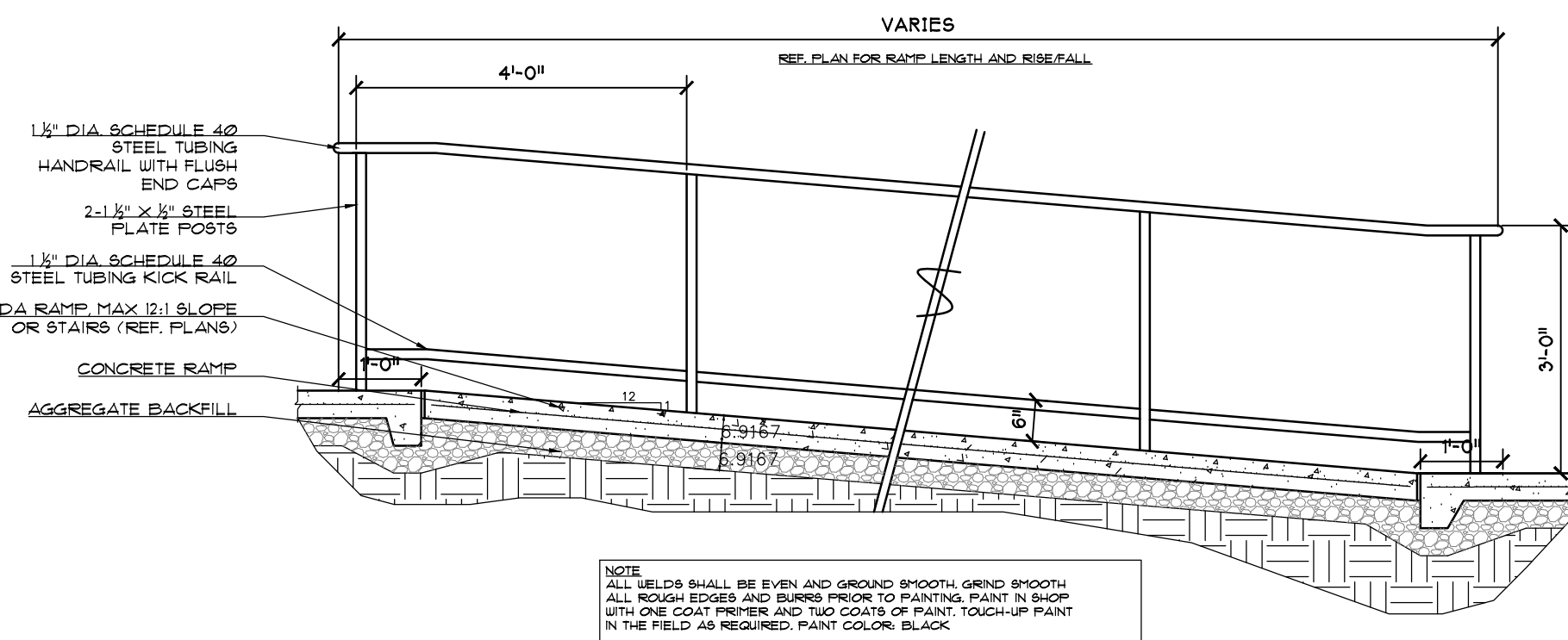
5 FLAGSTONE STEPS DETAIL
SCALE: NOT TO SCALE



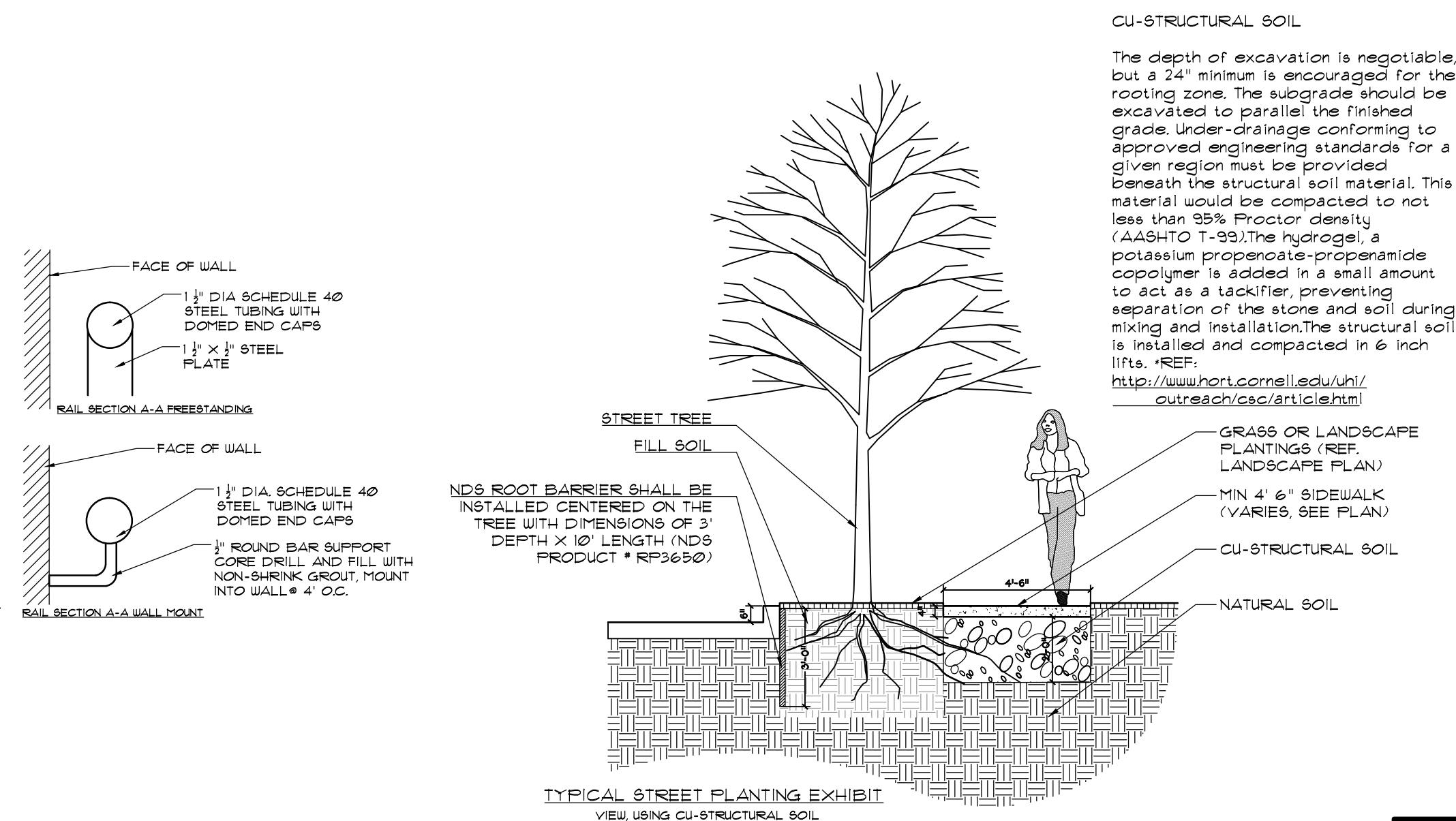
6 42" ORNAMENTAL METAL FENCE DETAIL
SCALE: NOT TO SCALE



7 STONE RETAINING WALL
SCALE: NOT TO SCALE



8 ADA RAILING DETAIL
SCALE: NOT TO SCALE



9 STRUCTURAL SOIL DETAIL
SCALE: NOT TO SCALE

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1800 VALLEY VIEW LANE, SUITE 300
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THE RIVERWALK
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111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0226 • F: 972.338.9715

RIVER WALK FARMER'S MARKET & SPLASH PAD

SPLASH PAD
Lot 1X, Block A
THE RIVER WALK AT CENTRAL PARK 1/2016
3.672 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
J.T. STEWART SURVEY, ABSTRACT NO. 161

LANDSCAPE DETAILS

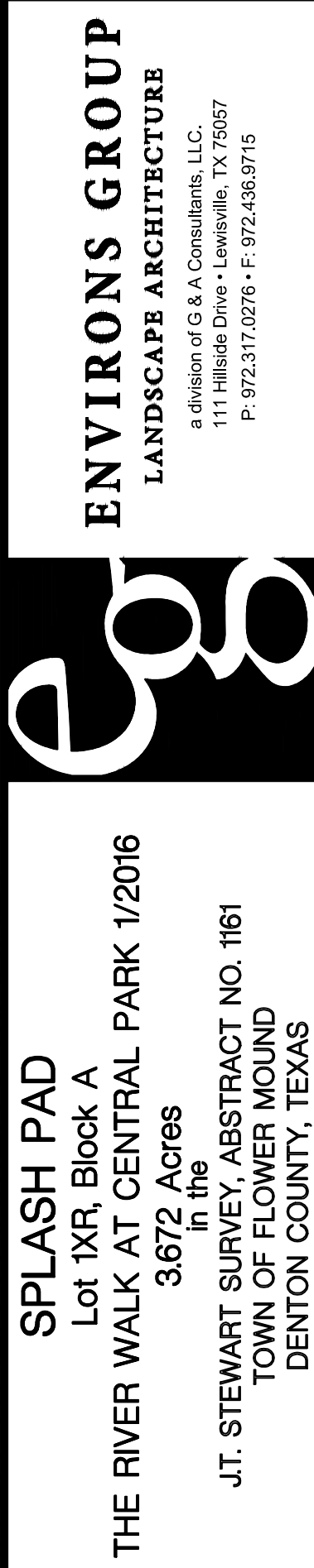
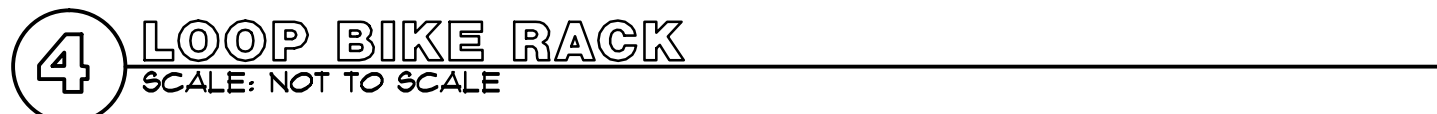
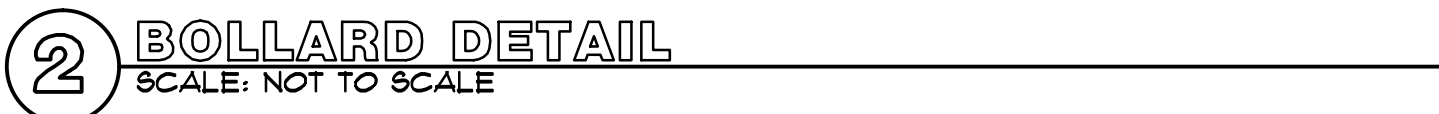
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR PROPOSED LANDSCAPE
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 11/10/2016

Drawn By: MC
Date: 01/18/2016
Scale:
Revisions:
02/23/2016
11/10/2016

15221

L3.0



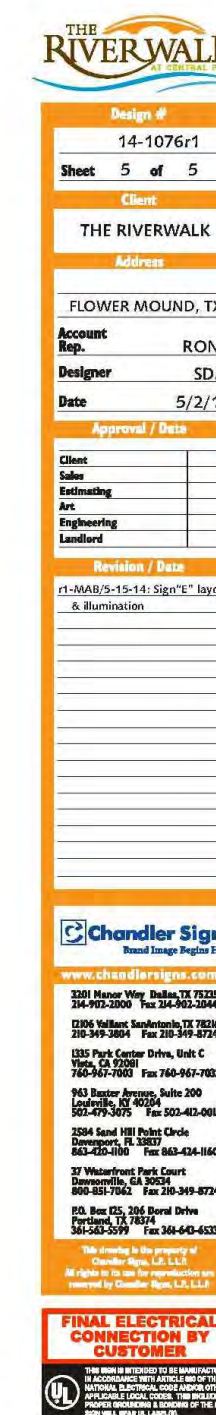
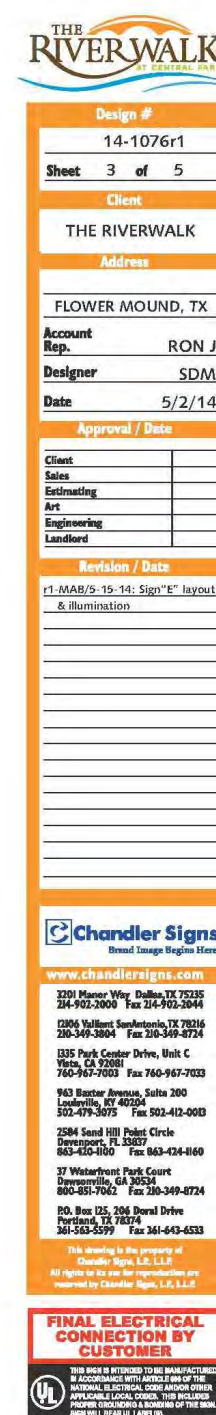
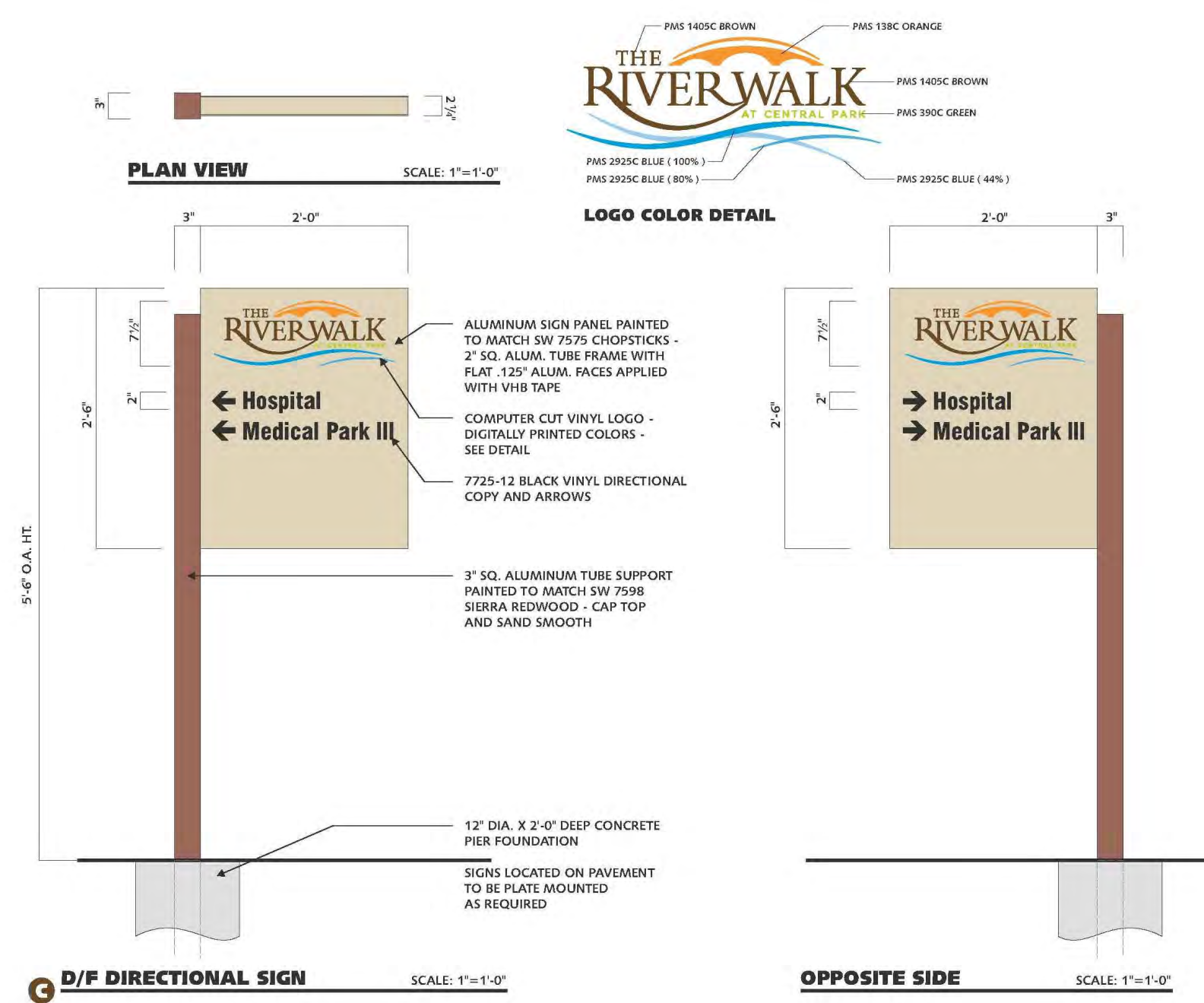


LANDSCAPE DETAILS

15221

L3.2

File: Z:\2015\15221\Drawings\FP & Const Plans\Sheets\15221 LS HS DETAILS



1 WAYFINDING SIGNAGE: TYPE A

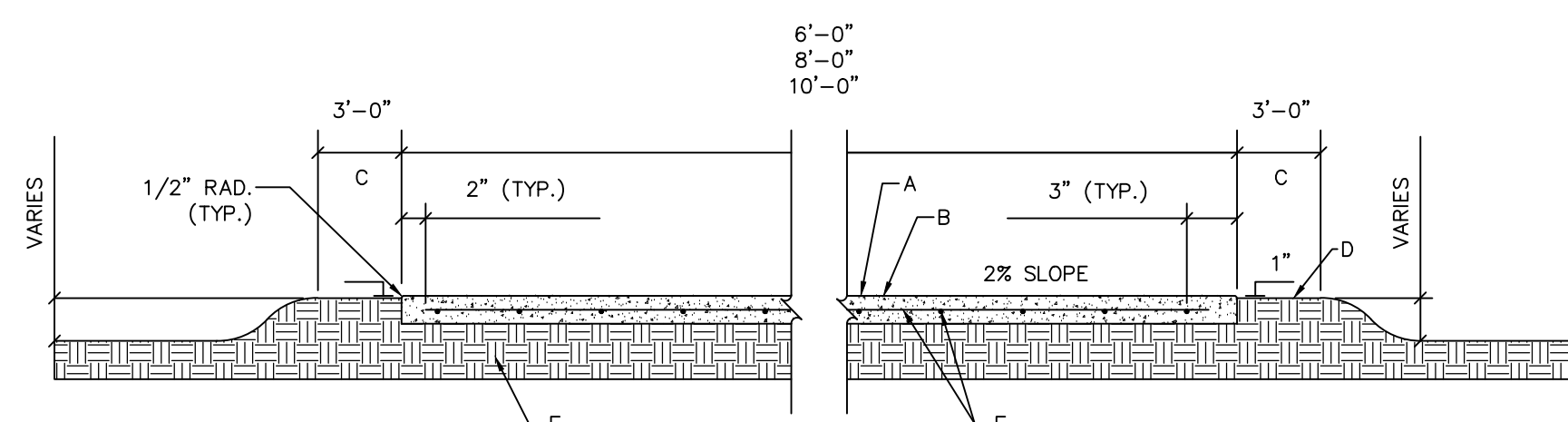
SCALE: NOT TO SCALE

CONTACT DONNA McFARLAND AT CHANDLER SIGNS 972-350-6639

2 WAY FINDING SIGNAGE TYPE B

SCALE: NOT TO SCALE

CONTACT DONNA McFARLAND AT CHANDLER SIGNS 972-350-6639



CONCRETE TRAIL SECTION

GENERAL NOTES:

- GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
- THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
- CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF PAVING.
- CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL.
- DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

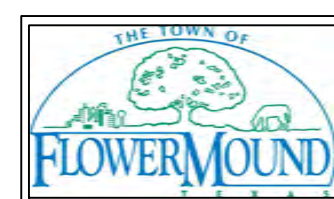
CONSTRUCTION NOTES:

- 5 1/2" THICK 3600 PSI CONCRETE TRAIL
- HEAVY BROOM FINISH
- RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
- FINISH GRADE
- #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
- COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

- LOCATE DOWELED EXPANSION JOINTS ON:
 - 30' CENTERS (MAX) FOR 6' TRAIL
 - 40' CENTERS (MAX) FOR 8' TRAIL
 - 50' CENTERS (MAX) FOR 10' TRAIL
- USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
 - 4 PER JOINT FOR 6' TRAIL @ 1'-6" O.C. WITH CAP.
 - 5 PER JOINT FOR 8' TRAIL @ 1'-6" O.C. WITH CAP.
 - 6 PER JOINT FOR 10' TRAIL @ 1'-6" O.C. WITH CAP.
- INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.



PARKS & RECREATION CONSTRUCTION DETAILS
6'-0", 8'-0", 10'-0" WIDE
MULTI-USE CONCRETE TRAIL
NOT TO SCALE

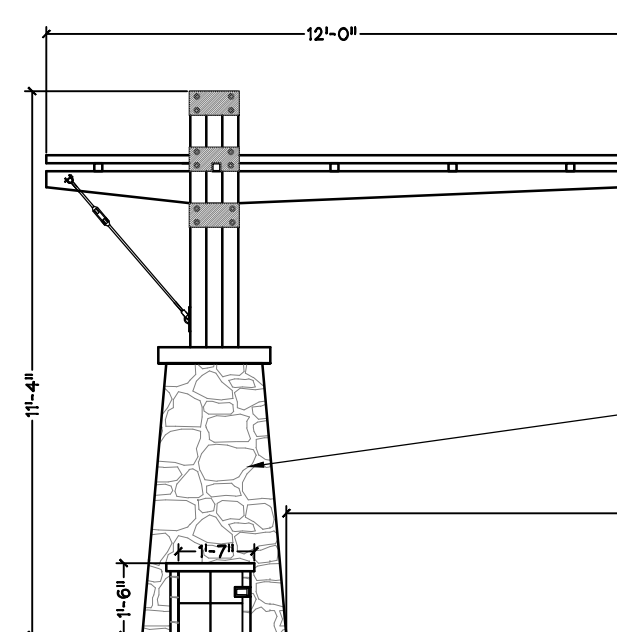
DATE: OCT 2009
SHEET 1 OF 3
SHEET: P-1

3 MULTI-USE TRAIL

SCALE: NOT TO SCALE

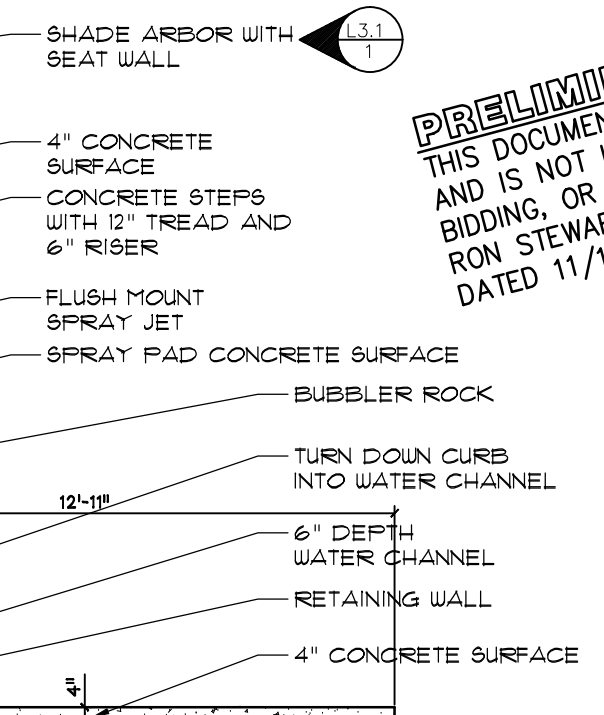
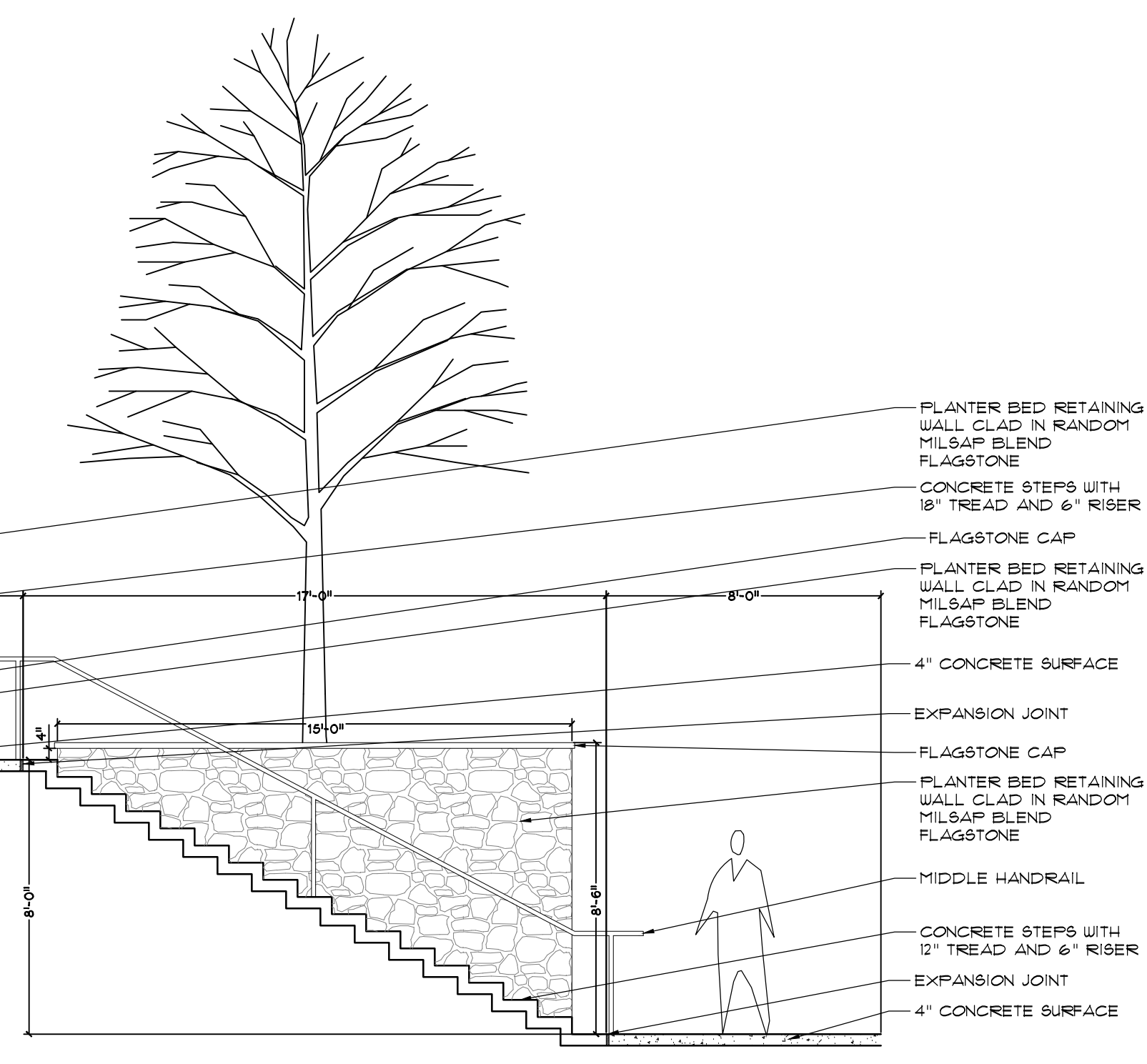
4 FARMERS MARKET- SECTION CUT

SCALE: 1/4"=1'-0"



5 SPLASH PAD- SECTION CUT

SCALE: 1/4"=1'-0"



OWNER/DEVELOPER
MRW INVESTORS, INC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-882-7200
Contact: MR. JACK DAWSON



RIVER WALK FARMER'S MARKET & SPLASH PAD

SPLASH PAD

Lot 1XR, Block A

THE RIVER WALK AT CENTRAL PARK 1/2016

3.672 Acres

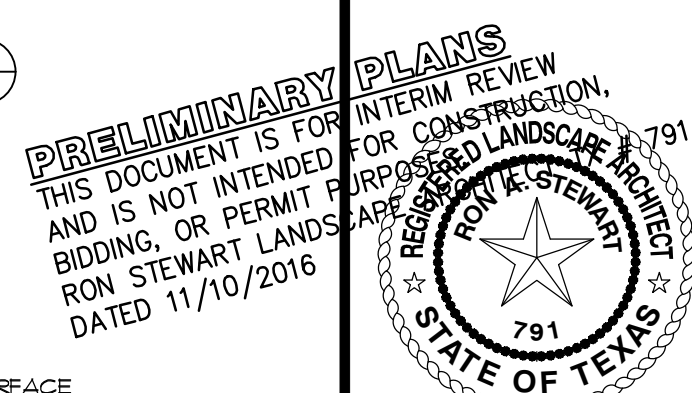
in the

TOWN OF FLOWER MOUND

J.T. STEWART SURVEY, ABSTRACT NO. 161

DENTON COUNTY, TEXAS

LANDSCAPE DETAILS



Drawn By: MC
Date: 01/18/2016
Scale:
Revisions:
02/23/2016
11/10/2016

15221

L3.3

Features & Specifications

Construction

The housing is made of compression molded fiber reinforced polyester composite. The color impregnated SR2 composite will not flake or peel. Multiple ring/guard assemblies are available for a customizable trim finish.

Optical System

Flood and spot reflectors are available for HID E17 lamps. The fixture can accommodate reflector shaped lamps for specific beam patterns. Convex and walk over lenses are both available.

Electrical System

The fixture can be used with up to 70W E17 and Par 38 Metal Halide lamp ballast systems. All ballast trays are thermally protected and come pre-wired to specific line voltages via quick connects. Pre-installed 15' and 30' power cords are available from the factory.

Mounting

The TDB3W Well Light is an in-ground fixture and should be installed with back fill according to the Techlight TDB installation instructions. A 1/4" conduit entry is supplied into the anti-siphon chamber of the housing.

Catalog Number

Project

Type

TDB SERIES MEDIUM WELL LIGHT

Shows with TDB3W-GS5
Stainless Steel Ring

DIMENSIONS

ACCESSORIES

Please contact your Techlight Sales Representative for more information.

All dimensions subject to change without notice.

Ordering Nomenclature

(Example: TDB3W, Brass Ring, 70W Par 38 Spot Metal Halide, Wiring Harness, Convex Lens, 120V) = TDB3W-4-3-4-2-10-1-0

SERIES	RING/GUARD	BALLAST	OPTICS	LAMP	VOLTAGE	CORD
Medium Well	1 - 70W Wt. AT 2 - Composite Back Guard Ring 4 - Brass Ring	1 - 70W Wt. AT 2 - 70W Wt. AT 3 - 70W Wt. AT 4 - 70W Wt. AT 5 - 100W Wt. AT 6 - 100W Wt. AT 7 - 100W Wt. AT 8 - 100W Wt. AT	1 - Flood Reflector 2 - Spot 3 - Spot 4 - Spot 5 - Spot 6 - Spot 7 - Spot 8 - Spot 9 - Spot 10 - Spot 11 - Spot 12 - Spot 13 - Spot 14 - Spot 15 - Spot 16 - Spot 17 - Spot 18 - Spot 19 - Spot 20 - Spot 21 - Spot 22 - Spot 23 - Spot 24 - Spot 25 - Spot 26 - Spot 27 - Spot 28 - Spot 29 - Spot 30 - Spot 31 - Spot 32 - Spot 33 - Spot 34 - Spot 35 - Spot 36 - Spot 37 - Spot 38 - Spot 39 - Spot 40 - Spot 41 - Spot 42 - Spot 43 - Spot 44 - Spot 45 - Spot 46 - Spot 47 - Spot 48 - Spot 49 - Spot 50 - Spot 51 - Spot 52 - Spot 53 - Spot 54 - Spot 55 - Spot 56 - Spot 57 - Spot 58 - Spot 59 - Spot 60 - Spot 61 - Spot 62 - Spot 63 - Spot 64 - Spot 65 - Spot 66 - Spot 67 - Spot 68 - Spot 69 - Spot 70 - Spot 71 - Spot 72 - Spot 73 - Spot 74 - Spot 75 - Spot 76 - Spot 77 - Spot 78 - Spot 79 - Spot 80 - Spot 81 - Spot 82 - Spot 83 - Spot 84 - Spot 85 - Spot 86 - Spot 87 - Spot 88 - Spot 89 - Spot 90 - Spot 91 - Spot 92 - Spot 93 - Spot 94 - Spot 95 - Spot 96 - Spot 97 - Spot 98 - Spot 99 - Spot 100 - Spot	1 - 70W 2 - 70W 3 - 70W 4 - 70W 5 - 70W 6 - 70W 7 - 70W 8 - 70W 9 - 70W 10 - 70W 11 - 70W 12 - 70W 13 - 70W 14 - 70W 15 - 70W 16 - 70W 17 - 70W 18 - 70W 19 - 70W 20 - 70W 21 - 70W 22 - 70W 23 - 70W 24 - 70W 25 - 70W 26 - 70W 27 - 70W 28 - 70W 29 - 70W 30 - 70W 31 - 70W 32 - 70W 33 - 70W 34 - 70W 35 - 70W 36 - 70W 37 - 70W 38 - 70W 39 - 70W 40 - 70W 41 - 70W 42 - 70W 43 - 70W 44 - 70W 45 - 70W 46 - 70W 47 - 70W 48 - 70W 49 - 70W 50 - 70W 51 - 70W 52 - 70W 53 - 70W 54 - 70W 55 - 70W 56 - 70W 57 - 70W 58 - 70W 59 - 70W 60 - 70W 61 - 70W 62 - 70W 63 - 70W 64 - 70W 65 - 70W 66 - 70W 67 - 70W 68 - 70W 69 - 70W 70 - 70W 71 - 70W 72 - 70W 73 - 70W 74 - 70W 75 - 70W 76 - 70W 77 - 70W 78 - 70W 79 - 70W 80 - 70W 81 - 70W 82 - 70W 83 - 70W 84 - 70W 85 - 70W 86 - 70W 87 - 70W 88 - 70W 89 - 70W 90 - 70W 91 - 70W 92 - 70W 93 - 70W 94 - 70W 95 - 70W 96 - 70W 97 - 70W 98 - 70W 99 - 70W 100 - 70W	1 - 70W 2 - 70W 3 - 70W 4 - 70W 5 - 70W 6 - 70W 7 - 70W 8 - 70W 9 - 70W 10 - 70W 11 - 70W 12 - 70W 13 - 70W 14 - 70W 15 - 70W 16 - 70W 17 - 70W 18 - 70W 19 - 70W 20 - 70W 21 - 70W 22 - 70W 23 - 70W 24 - 70W 25 - 70W 26 - 70W 27 - 70W 28 - 70W 29 - 70W 30 - 70W 31 - 70W 32 - 70W 33 - 70W 34 - 70W 35 - 70W 36 - 70W 37 - 70W 38 - 70W 39 - 70W 40 - 70W 41 - 70W 42 - 70W 43 - 70W 44 - 70W 45 - 70W 46 - 70W 47 - 70W 48 - 70W 49 - 70W 50 - 70W 51 - 70W 52 - 70W 53 - 70W 54 - 70W 55 - 70W 56 - 70W 57 - 70W 58 - 70W 59 - 70W 60 - 70W 61 - 70W 62 - 70W 63 - 70W 64 - 70W 65 - 70W 66 - 70W 67 - 70W 68 - 70W 69 - 70W 70 - 70W 71 - 70W 72 - 70W 73 - 70W 74 - 70W 75 - 70W 76 - 70W 77 - 70W 78 - 70W 79 - 70W 80 - 70W 81 - 70W 82 - 70W 83 - 70W 84 - 70W 85 - 70W 86 - 70W 87 - 70W 88 - 70W 89 - 70W 90 - 70W 91 - 70W 92 - 70W 93 - 70W 94 - 70W 95 - 70W 96 - 70W 97 - 70W 98 - 70W 99 - 70W 100 - 70W	

TECHLIGHT
214.350.0591

2707 SATSUMA DRIVE
800.225.0727

GM Lighting

LEDSTAK™ 12VDC SILICONE DAMP LOCATION FLEXIBLE LED LINEAR RIBBON

PRODUCT DESCRIPTION

LEDStak is a silicone damp location flexible LED linear ribbon that conforms to straight, curved and irregular architectural covers, barriers, recessed and other constructs where even, energy saving LED illumination is specified. Available in 8", 16", 24" and 48" lengths, LEDStak can be cut in the field to achieve virtually any custom installation.

PRODUCT SPECIFICATIONS

Casestudies: Unique 4 pin system insures a solid connection. **Bandwidth:** Total LED length 8", 16", 24" per 157, 30" per 247 and 180 per 118" length. LED's are 360°, equalling 1.562 watts each foot. Total Amps per ft @ 0.08, 0.17 is 0.16, 24" is 0.24 and 118" is 1.20, 50,000 hr life.

Temperature's: 2700K, 5000K and 5500K.

Power Supplies: See chart at right for connection details and catalog numbers. Dimensions can be found at www.gmlighting.com

Dimming: Yes with dimmable power supplies (not at right) utilizing low voltage magnetic on/off wall dimmer (SMWD-500M).

Mounting: 3M double stick mounting tape pre-applied to LEDStak flexible ribbon.

LEDStak Flexible Ribbon:

Connectors: See chart below

Label: ETN, American Lighting Association

*All temperatures minimum 40°F

Project:

Type:

Location:

Contact Phone:

ELECTRONIC POWER SUPPLIES

Dimmable MAGNETIC POWER SUPPLIES

LTW-2	2 Amp - Switchable - 120V Cord and Plug, Class II 120VDC 8 amps. Electronic
LTH-6	6 Amp - Switchable - 120V Cord and Plug, Class II 120VDC 8 amps. Electronic
LTH-12	12 Amp - 12V DC - 50W Metal Chassis Hardware Screw terminals. Electronic
LTH-14	4.5 Amp - 12V DC - 50W Metal Chassis Hardware Screw terminals. Electronic
LTH-8	8.5 Amp - 100W Metal Chassis Hardware Screw terminals and mounting feet. Electronic
LTH-16	16.5 Amp - 200W Metal Chassis Hardware Screw terminals and mounting feet. Electronic

LTW-25 25 Amp - 300W Metal Chassis Hardware Screw terminals and mounting feet. Electronic

LTW-150-DM Dimmable - Primary 120VAC, 60Hz, 0.33A Secondary: 120VAC, 120VDC, 4A Max, 50W, Magnetic

LTW-150-DM Dimmable - Primary 120VAC, 60Hz, 0.33A Secondary: 120VAC, 120VDC, 4A Max, 50W, Magnetic

LTH-150-DM Dimmable - Primary 120VAC, 60Hz, 0.33A Secondary: 120VAC, 120VDC, 4A Max, 50W, Magnetic

LTH-150-DM Dimmable - Primary 120VAC, 60Hz, 0.33A Secondary: 120VAC, 120VDC, 4A Max, 50W, Magnetic

LTH-150-DM Dimmable - Primary 120VAC, 60Hz, 0.33A Secondary: 120VAC, 120VDC, 4A Max, 50W, Magnetic

LTH-150-DM Dimmable - Primary 120VAC, 60Hz, 0.33A Secondary: 120VAC, 120VDC, 4A Max, 50W, Magnetic

GMMD-500M 600W magnetic wall dimmer with on/off switch. Single pole, 120V/60VAC, White finish. With wall plate included. For use with all GM Lighting 150WDC and 500W Mag. Dimmable Power Supplies

LED LINEAR RIBBON CONNECTORS AND ACCESSORIES

Cat. No.	Description
SLW-24	24" flexible ribbon to power supply connector
SLW-48	48" flexible ribbon to power supply connector
SLW-60	60" flexible ribbon to power supply connector
SL-C-3	3" flexible ribbon to ribbon connector
SL-C-72	72" flexible ribbon to ribbon connector
SLW-16	16" flexible ribbon to power supply connector
SL-C-36	36" flexible ribbon to ribbon connector
SLW-16	16" flexible ribbon to power supply connector
SL-R-L	1" connector - 90° ribbon to ribbon
SL-R-T	T connector - ribbon to ribbon
SLW-16C	Cut end and splice - stripping out end of ribbon
SLW-16FC	Female end cap
SLW-16MC	Male end cap
SLW-16C	1" pair of mounting clips with screws
GMBW-5	Splice box - white 3" L x 1" W x 5/8" D
GMBW-5S	Splice box - black 3" L x 1" W x 5/8" D

ORDERING SLUG

Cat. No.	Length	LED's	LED Wattage	Amps at 12V	Lumen @ 12V	LED Life
SLR8-S-07	8"	12	.08W (.12Watts)	0.18	68	2700K Warm White 50,000 hrs.
SLR16-S-07	16"	24	.08W (.12Watts)	0.18	68	2700K Warm White 50,000 hrs.
SLR24-S-07	24"	36	.08W (.12Watts)	0.18	68	2700K Warm White 50,000 hrs.
SLR36-S-07	36"	54	.08W (.12Watts)	0.18	68	2700K Warm White 50,000 hrs.
SLR48-S-07	48"	72	.08W (.12Watts)	0.18	68	2700K Warm White 50,000 hrs.
SLR60-S-07	60"	90	.08W (.12Watts)	0.18	68	2700K Warm White 50,000 hrs.
SLR8-S-07-WW	8"	12	.08W (.12Watts)	0.18	79	5500K Warm White 50,000 hrs.
SLR16-S-07-WW	16"	24	.08W (.12Watts)	0.18	79	5500K Warm White 50,000 hrs.
SLR24-S-07-WW	24"	36	.08W (.12Watts)	0.18	79	5500K Warm White 50,000 hrs.
SLR36-S-07-WW	36"	54	.08W (.12Watts)	0.18	79	5500K Warm White 50,000 hrs.
SLR48-S-07-WW	48"	72	.08W (.12Watts)	0.18	79	5500K Warm White 50,000 hrs.
SLR60-S-07-WW	60"	90	.08W (.12Watts)	0.18	79	5500K Warm White 50,000 hrs.

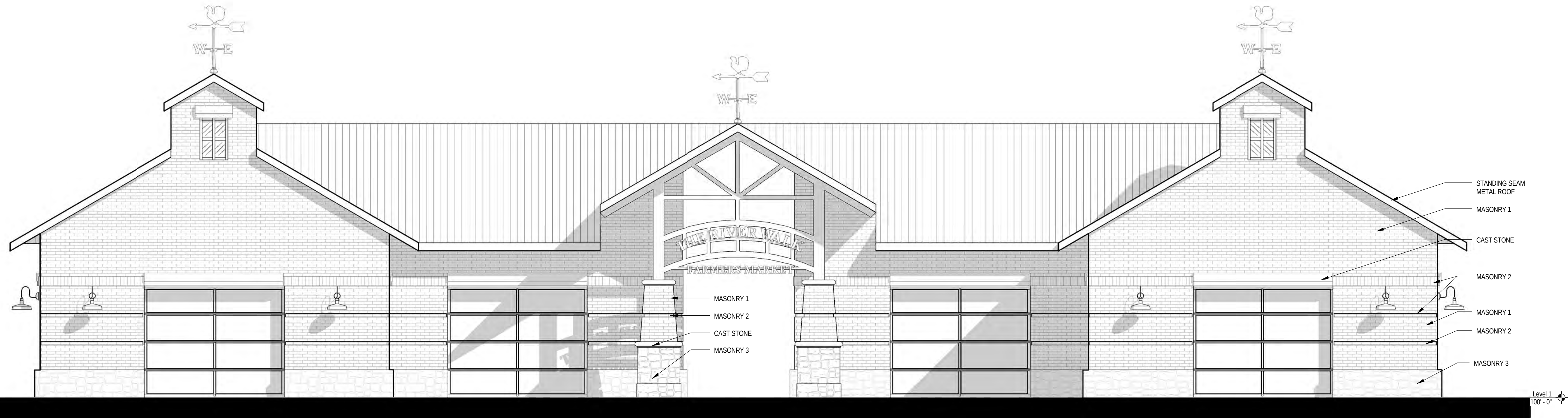
4 LED STRIP LIGHTING
SCALE: NOT TO SCALE

CONTACT JEFF HONICK AT 811E
LIGHTING SOLUTIONS 800-225-0721

4 LED STRIP LIGHTING
SCALE: NOT TO SCALE

CONTACT JEFF HONICK AT 811E
LIGHTING SOLUTIONS 800-225-0721

15221



2 Building 1 South Elevation
1/4" = 1'-0"



1 Building 1 North Elevation
1/4" = 1'-0"

Project Status

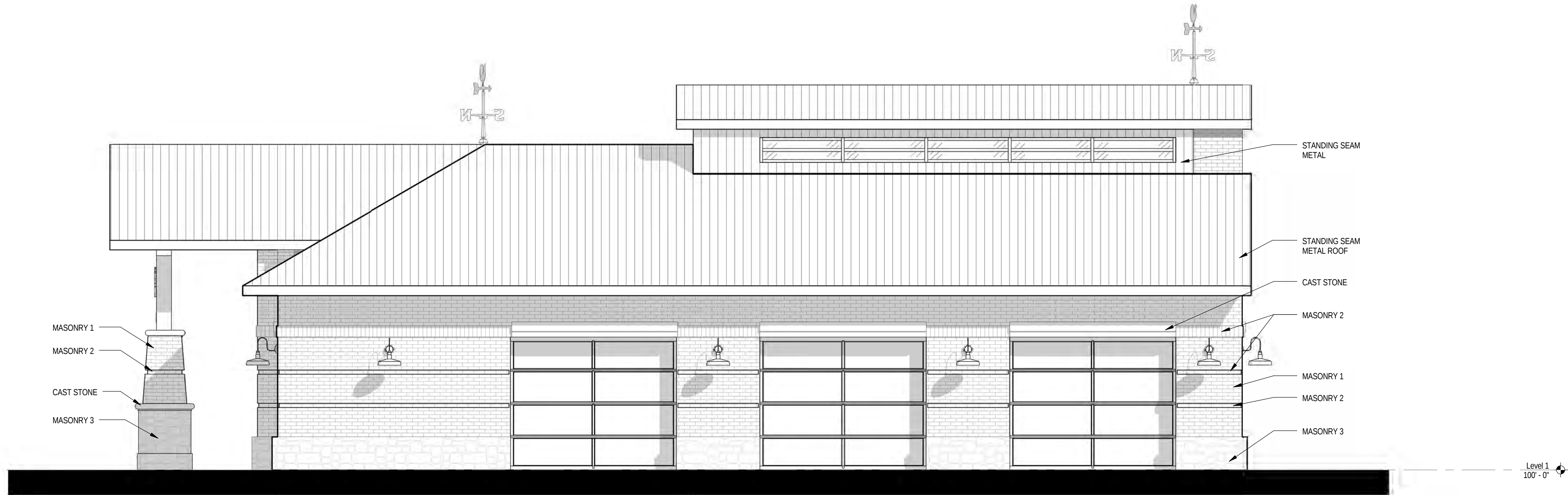
NOT FOR
CONSTRUCTION

Client Name
Project Name
Project Street Address
City, State Zip Code

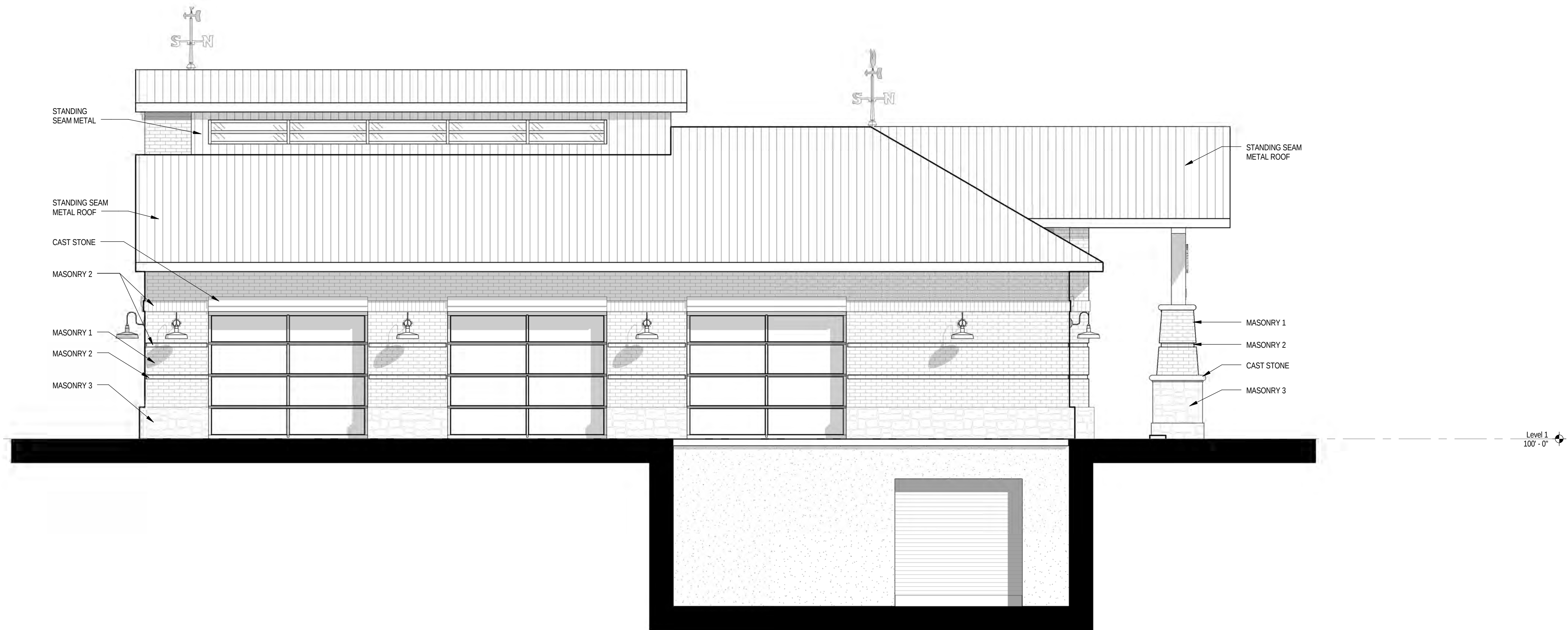
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MERRIMAN ASSOCIATES/
ARCHITECTS, INC.
REVISIONS:

PROJECT NUMBER:
maa2015225
ISSUE DATE:
10/19/2016
SHEET NAME:
BUILDING 1 EW
RELEVATIONS
SHEET NUMBER:

A3.02



2 Building 1 West Elevation
1/4" = 1'-0"



1 Building 1 East Elevation
1/4" = 1'-0"

Project Status

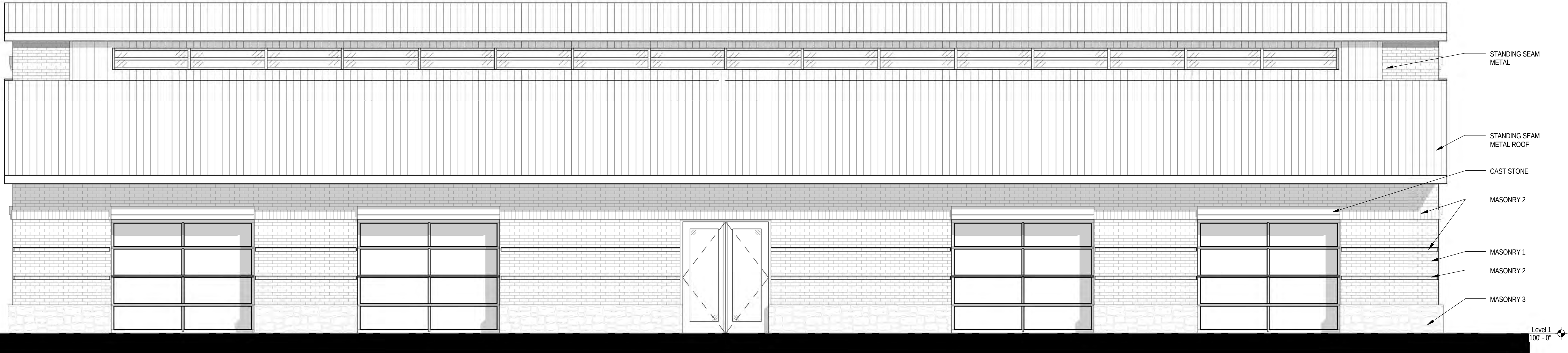
NOT FOR
CONSTRUCTION

Client Name
Project Name
Project Street Address
City, State Zip Code

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ARCHITECTS, INC.
REVISIONS:

PROJECT NUMBER:
maa2015225
ISSUE DATE:
10/19/2016
SHEET NAME:
BUILDING 2 NS
ELEVATIONS
SHEET NUMBER:

A3.03



2 Building 2 South Elevation
1/4" = 1'-0"



1 Building 2 North Elevation
1/4" = 1'-0"

Project Status

NOT FOR
CONSTRUCTION

Client Name
Project Name
Project Street Address
City, State Zip Code

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MERRIMAN ASSOCIATES/
ARCHITECTS, INC.
REVISIONS:

PROJECT NUMBER:
maa2015225
ISSUE DATE:
10/19/2016
SHEET NAME:
BUILDING 2 EW
ELEVATIONS
SHEET NUMBER:

A3.04



2 Building 2 West Elevation
1/4" = 1'-0"



1 Building 2 East Elevation
1/4" = 1'-0"



NORTH ELEVATION - BUILDING ONE



NORTH ELEVATION - BUILDING TWO



SOUTH ELEVATION - BUILDING ONE



SOUTH ELEVATION - BUILDING TWO



WEST ELEVATION - BUILDING ONE



WEST ELEVATION - BUILDING TWO



EAST ELEVATION - BUILDING ONE



EAST ELEVATION - BUILDING TWO

SCALE : 1/8" = 1'-0"

MATERIALS

- MASONRY 1 - ACME ROXBURY
- MASONRY 2 - ACME WEATHERWOOD GRAY
- MASONRY 3 - CHOPPED MILSAP
- CAST STONE - SAVANNAH
- STOREFRONT - DARK BRONZE
- METAL ROOF - BUCKSKIN









